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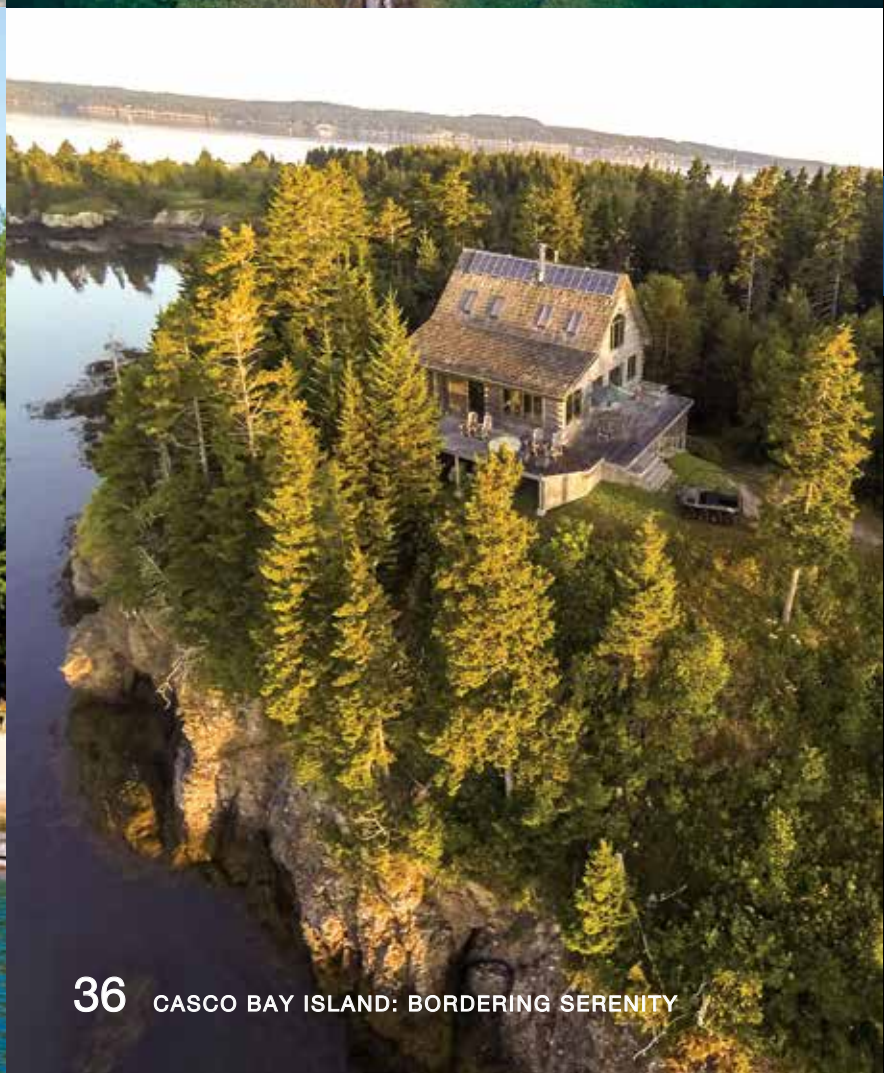
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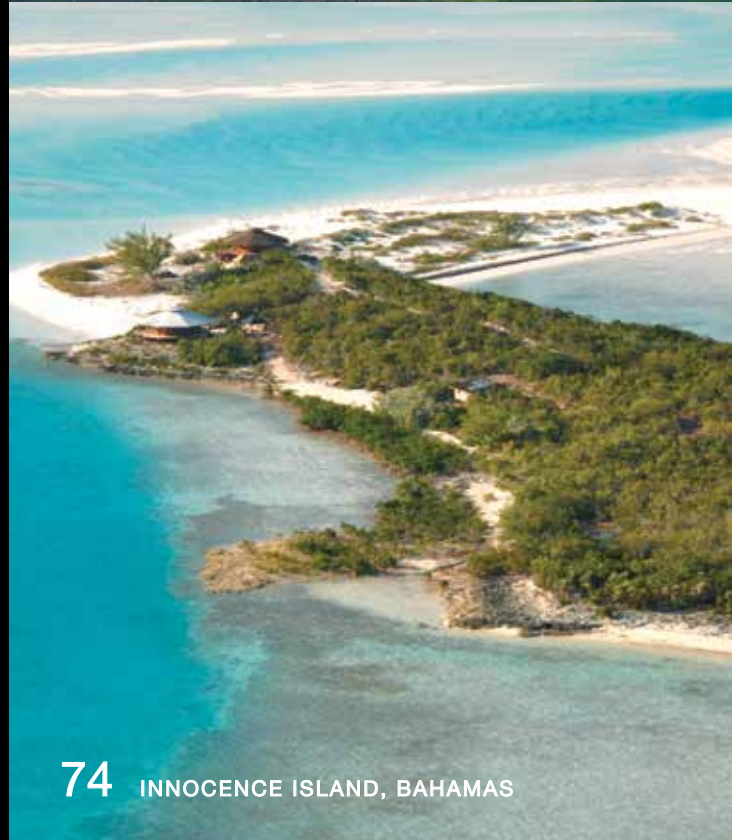
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A man's profile is visible on the right side of the frame, looking out of an airplane window. The window shows a series of five small, circular, lush green islands with white sandy beaches, arranged in a line across a deep blue ocean. The islands are surrounded by shallow turquoise water with visible coral reefs. The text "WINDOW SHOPPING?" is centered over the middle of the islands.

WINDOW SHOPPING?



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Featured on HGTV's Island Hunters

island  hunters



I went to visit a friend who has an island in the Bahamas that is part of the Exumas. The first day, I didn't really connect with it. The next day, I thought, "This isn't too bad." By the third day, I had fallen in love and was ready to buy an island there.

GUEST EDITOR: EDDIE IRVINE

I'm from a big island originally – Ireland – and there are about 150 islands within 15 miles of my house. For as long as I can remember, I've wanted to have an island of my own. Back in the day, I loved the program "Robinson Crusoe," which was made by Germans and dubbed into English; I watched that religiously, because I loved the idea of really simple living and having that kind of privacy.

About five years ago, I went to visit a friend who has an island in the Bahamas that is part of the Exumas. The first day, I didn't really connect with it. The next day, I thought, "This isn't too bad." By the third day, I had fallen in love and was ready to buy an island there. After pursuing a couple of properties, the right one came on the market in 2010, and I snapped it up immediately. It's named Little Leaf Cay, but I call it Kathleen Cay after my mother and daughter.

For me, there's nothing that can top the Exumas and their proximity to the United States. I can be on the island two hours after leaving my house in Miami, and the sand and the water are simply the best. Kathleen Cay is down at the end of the chain, where you don't see tourists. There's only one inhabited island beside me, but that house is about a mile away, so I can be there for days without seeing anybody. The other wonderful thing about the island is that it's pristine – a

clean sheet of paper that can be developed exactly as I want.

Kathleen Cay is going to be a work in progress for years, but I'm in no rush. All of the solar power is installed now and the first two houses and dock are built. The main house, which is the only one with a kitchen, was recently completed as well. I could never decide which way I wanted to look because the view's brilliant in every direction, so the houses are octagon shaped. The largest, at about 2,600 square feet, sits on top of the hill, and when you stand in the middle, you see 360 degrees of ocean. That's the primary living space, and then you walk down to the smaller houses, which just have bedrooms.

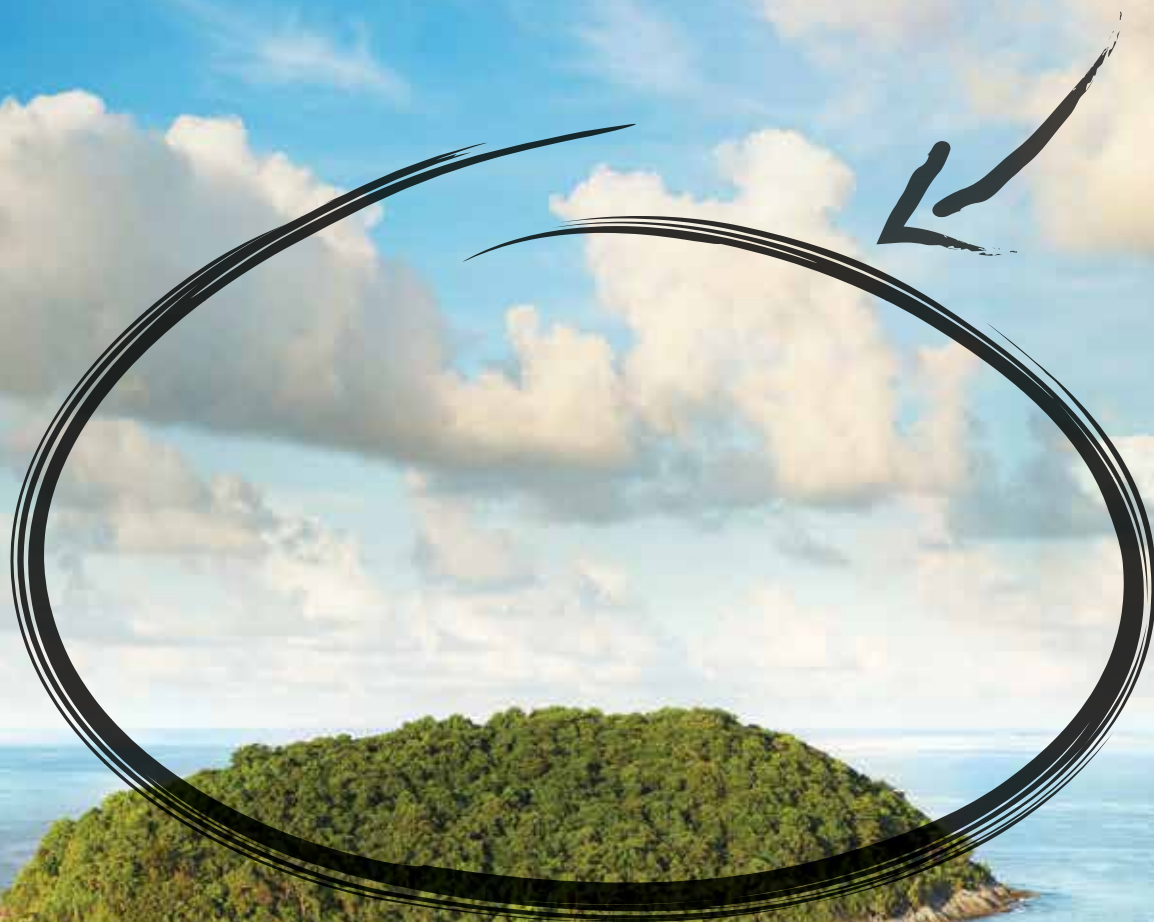
Like the waterfront homes I've built over the years in Miami, I'm constructing something that I love. At some point down the line, I probably will rent it out, but for rustic stays. When I visit with friends from around the world, we hang out, cook, scuba dive, and spearfish. If you want the high life, you're in the wrong place – it's about the simple beauty of the island. Sitting there at night watching the birds flying around is spectacular. Island living teaches you to focus on the smaller things.

Eddie Irvine

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As the CEO of Private Islands Inc., I take great pride in welcoming you to the Fall/Winter 2013/2014 edition of Private Islands Magazine. Consider this your personal guide to the most incredible private island resorts and real estate in the world.

For this, our milestone 10th edition, I'm also pleased to welcome former Formula One racing champion Eddie Irvine as the guest editor. His career in real estate development has matched his successful years behind the wheel, and he's now joined the elite club of island owners that grace these pages. He discovered his personal slice of paradise at the tip of the Exumas archipelago in the Bahamas and is developing an eco-friendly hideaway that celebrates his island's unspoiled beauty.

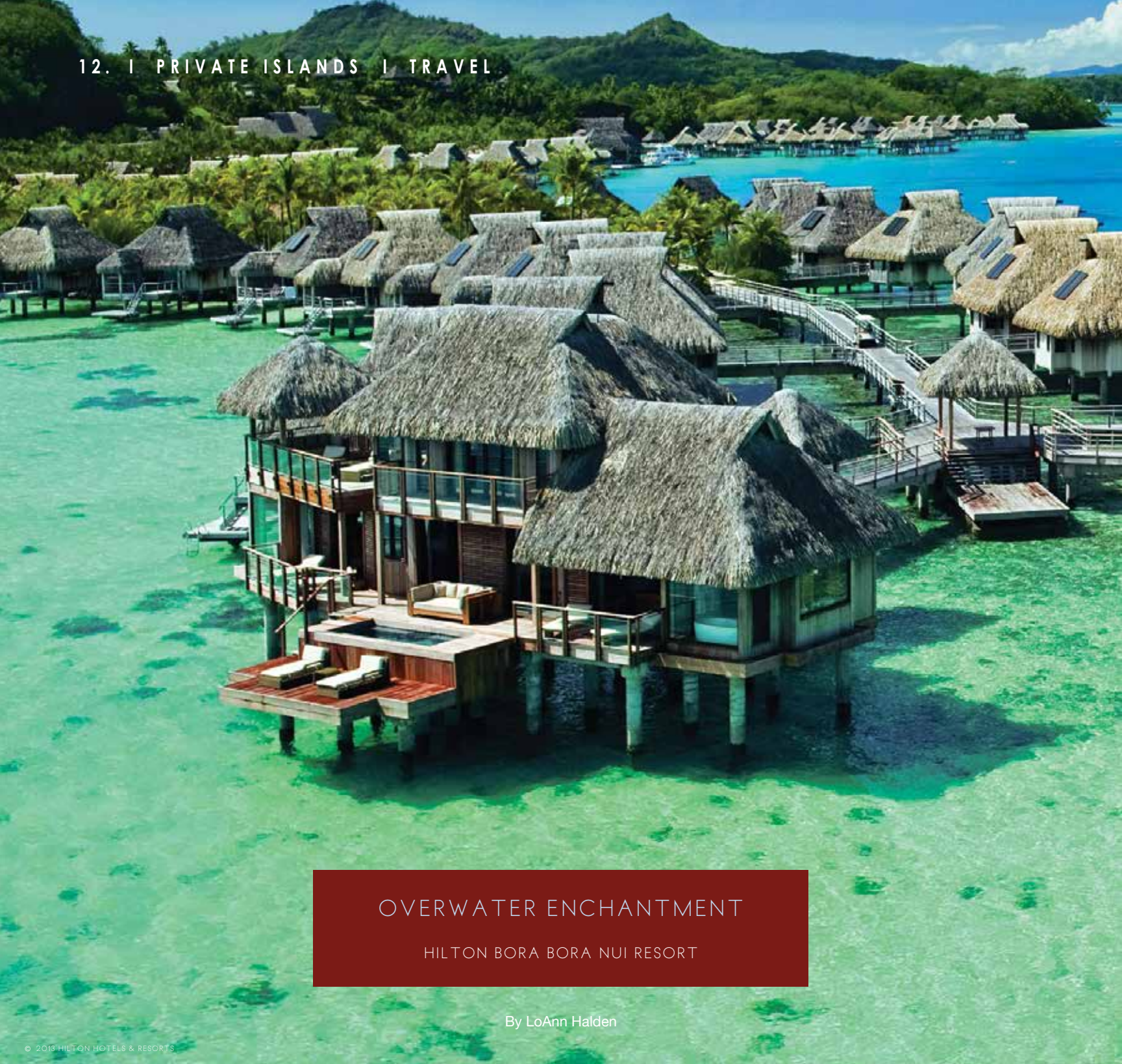
It's especially fitting to have a guest editor with ties to the Bahamas, as we're entering into a particularly exciting time for the island nation. Two new high-end private rentals are destined to increase the Exumas' already-spectacular allure. The former fishing outpost Over Yonder Cay has been transformed into a showcase for architecture that reflects the natural splendor of its surroundings (p. 18). At 681 acres, Innocence Island provides an ample stage for adventure and relaxation in one luxurious, well-staffed package (p. 74).

Although it's common to associate private islands with palm trees and tropical weather, don't overlook the gems for sale or rent where the air is filled with the scent of spruce and the surrounding waterways are as clear as any ocean. Casco Bay Island offers the opportunity for turnkey private island ownership in New Brunswick's wildlife-rich Head Harbour Passage near the U.S. border (p. 36).

It's truly a boom time for private islands, from full-service resorts to real estate development opportunities. To reinforce this point, I don't have to look any further than the success of HGTV's "Island Hunters" series. Two episodes aired this year, and it's been picked up for a full season that will begin airing in January 2014. I'm privileged to serve as one of the producers on the show and am responsible for selecting the properties that are featured, many of which you'll recognize from reading this magazine. It's been a wonderful experience working with the talented crew and sharing my love for private islands with an even wider audience.

Once you've been swept away by the romance and adventure of island living, it's impossible to shake. It's certainly captured my imagination, and I hope that the islands featured in our magazine will capture yours as well.

Chris Krolow
Publisher, Private Islands Magazine
CEO, Private Islands Inc.



OVERWATER ENCHANTMENT

HILTON BORA BORA NUI RESORT

By LoAnn Halden

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The more than 100 islands of French Polynesia are renowned for their postcard-perfect lagoons – and one of the most remarkable places to experience this aquatic tapestry of emerald and sapphire is Bora Bora, a 45-minute flight from Tahiti’s Papeete International Airport. On this volcanic island, where overwater bungalows are an art form, the Hilton Bora Bora Nui Resort & Spa has put its definitive signature on South Seas escapes.

A 10-minute private boat ride from Bora Bora’s largest town, Vaitape, transports guests to the resort, which is set in a landscape so vibrant

the colors seem otherworldly. The white-sand beach sparkles like snow against a luminous blue lagoon dotted with thatched-roof bungalows. These 1,022-square-foot overwater villas have balconies for taking in the scenery above sea level and glass-paneled floors for an intimate look at the teeming marine life below: parrotfish, angelfish, southern stingrays, blacktip reef sharks, sea urchins, and butterflyfish call the lagoon home. King-size canopy beds, Italian marble bathrooms, and a separate sitting room with satellite TV and Wi-Fi complement the top-notch marine views.



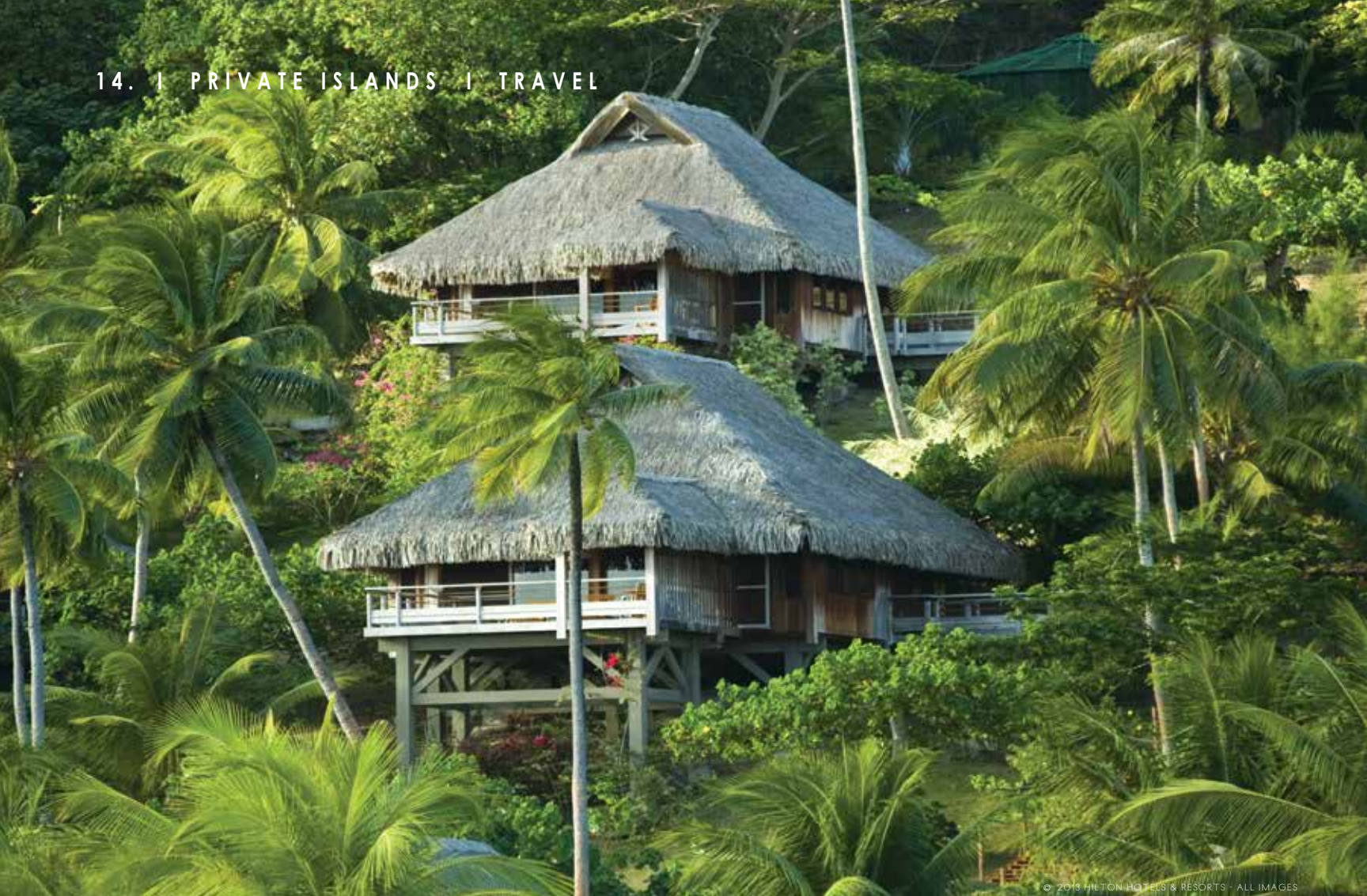
The pièce de résistance among the Hilton Bora Bora Nui's accommodations is the two-story Presidential Overwater Villa, a 3,229-square-foot ode to laid-back luxury.

Ratchet up the resort's already high romance factor in a 1,453-square-foot King Royal Overwater Villa, which caps off the aforementioned amenities with a private whirlpool on its deck and a premium lagoon location. Suites are also available within the lush gardens or tucked into the palm-fringed hillside for a panoramic vantage point.

The pièce de résistance among the Hilton Bora Bora Nui's accommodations is the two-story Presidential Overwater Villa, a 3,229-square-foot ode to laid-back luxury. The two-bedroom, three-bathroom abode has two dressing rooms, a living room, a private

swimming pool, and an outdoor living area with whirlpool, sun deck, day bed, and bar. The upper floor dedicates space to well being, housing a sauna, lounge, and massage area.

Assuming that you actually want to leave your villa at some point, Ta le le Bar serves exotic cocktails overlooking the lagoon near the 10,000-square-foot infinity pool while the intimate Upa Upa Restaurant & Bar is the premium sunset spot. The beachside Tamure Grill has a relaxed menu of local cuisine for breakfast, lunch, or dinner, and presents traditional dance shows during Tuesday night buffets. Polynesian,



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Pacific Rim, and Mediterranean specialties are on offer at Iriatai, which means “on the surface of the water”; the casually elegant restaurant features live music on Friday nights. (All bookings at the resort include a meal plan.) It’s also possible to follow in the footsteps of Tahitian royalty with dinner on what was once the private beach of Queen Pomare IV on the islet of Motu Tapu, a five-minute boat trip away. If the enchanting setting completely sweeps you off your feet, the resort can arrange a Polynesian-style wedding ceremony right on the islet’s much-photographed white sands.

Lava boulders and dense vegetation on the hill above the resort cloak the Hina Spa, which features Pacific-inspired beauty treatments, such as a whirlpool in coconut milk or a body scrub concocted from Tahitian vanilla; lagoon and island views enhance relaxation. There’s even an open-air massage spot at the hill’s edge that’s so spectacular it’s named the One Million Dollar View. If you’re feeling adventurous, dive or snorkel the coral gardens a few fin kicks from shore, hike the island’s hibiscus-laden valleys and verdant hills, ride in an outrigger canoe, hop on a wave runner, or take a sunset catamaran cruise. Bora Bora shopping showcases Polynesian pearls, art, and woodcrafts, and the resort provides a variety of activities – cooking classes, niau (coconut fiber) braiding – to connect with the local culture.

Between the accommodations and the sumptuous amenities, it’s no wonder that the Hilton Bora Bora Nui ranked among the Top 10 resorts in Australia, New Zealand, and the South Pacific in Travel + Leisure’s 2013 “World’s Best” awards. Tahiti is an eight-hour flight from Los Angeles and multiple flights connect daily from Papeete to Bora Bora; the resort, fittingly, is only accessible via boat. There are many ways to savor Bora Bora’s idyllic locale, but when a destination is renowned for its water, nothing can compare to staying directly on top of it.

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Each residence is approximately 300 meters in size and built in Balinese style with its own private pool. The homes are situated on large lots with enough space to enjoy your own private beach without ever seeing another soul. Or take a quick stroll down the beach and introduce yourselves to your friendly neighbors.

Inclusive with your home are all of the resort's amenities including meals at our boutique restaurant, drinks at the tropical bar, and treatments at our relaxing spa. Additional amenities include private butler service, a fully fitted gym, beautifully landscaped common areas, and a pier with a slip for your boat. A concierge is available to book all of your complimentary activities including island hopping, scuba diving, snorkeling, bathing in mineral springs, visiting enchanting lagoons and much, much more. Once you become a member everything is included. Enjoy the privilege of never having to reach for your wallet.

The dream of private island living on the grandest scale is within your grasp. Now is the chance to make this your reality. Be one of a select few who can avail themselves of this once in a lifetime opportunity. Individual homes are now available on our islands. Group purchasers or developers of ten or more homes can secure their own island to establish their own community of friends and family.

EXQUISITE EXUMAS

OVER YONDER CAY

By C.L. Frey

At the heart of the Bahamas lies the Exumas archipelago, 365 cays and islands that represent the country at its most naturally beautiful. It's a special place where footprint-free beaches are the norm, palm trees far outnumber people, and celebrities frolic in ultra-exclusive hideaways. Within this tropical fantasyland sits Over Yonder Cay, a privately owned, full-service resort island 70 miles south of Nassau that has taken celebration of the Exumas' secluded allure to new heights.

A onetime fishing outpost, over the last five years the 72-acre private island has been transformed into a showcase for nature and architecture

co-existing in harmony. It is now available to rent exclusively to a single group at a time. Four highly stylized villas created from limestone, coral, and hardwoods accommodate up to 28 guests, cocooning them in a landscape of tropical greenery surrounded by cerulean sea.

Villa Fiamma, the "sun villa," perches at the highest point of Over Yonder Cay, providing superb views from its four suites, each with a private courtyard and terrace. The expansive 2,300 sq ft master suite includes an enormous bathroom with steam-shower, a viewing tower, and salon. Rare tapestries, marble floors, and classical sculptures



Within this tropical fantasyland sits Over Yonder Cay, a privately owned, full-service resort island 70 miles south of Nassau that has taken celebration of the Exumas' secluded allure to new heights.

bring a touch of Rococo to the contemporary beach setting. The villa's theater encourages group gatherings.

Hilltop Villa Cielo takes its décor cues from France, blending the modern and traditional. The master suite and guest suite each have wraparound balconies, while two secondary guest rooms have sleeping lofts with kid appeal. A two-tier infinity pool overlooks a private beach.

Villa Acqua, as its name implies, cozies right up to the water's edge near the island's longest white-sand beach. This relaxed four-bedroom

residence has a covered outdoor dining area, sunset-facing hot tub, and sky murals to bring the outdoors inside.

Three-bedroom Villa Terra, on the island's south side, sits on a sandy promontory and features a wraparound patio, infinity hot tub, and a recreation room with a pool table, ping-pong, and arcade games. The sounds of the sea flow through the open floor plan of the communal areas.

Although the accommodations are luxurious, great care was taken





during Over Yonder Cay's development to preserve the island's natural ecosystems, including stands of mangroves that serve as feeding zones for birds and breeding grounds for reef fish. Wind and solar energy provide more than 95 percent of Over Yonder Cay's power on average (though there's a diesel generator back-up system, just in case). It's the first island of its size powered almost entirely by renewable energy. A trio of 120-foot turbines with 60-foot rotors twirl quietly in the trade winds, and 1.5 acres of solar panels are bathed in the Bahamian sun year-round. The renewable power is stored in state-of-the-art batteries that make the island's water, run the golf carts used as local transport, and supply the accommodations and marina.

Energy systems and architecture aside, the vast range of activities and facilities available to guests at Over Yonder Cay is outstanding for a private island for rent. Installation of a floodlit tennis court was completed in the spring, and a brand new nine-hole, par-three golf course presents players with some of the most spectacular views around. Hiker-friendly cliffs, beach volleyball, a state-of-the-art gym, and an on-call yoga instructor provide diversion on shore.

For water babies, snorkeling or scuba diving the warm, gin-clear waters of the Exumas is as simple as drifting to the coral reef just off the island's western shore. Water visibility in the region tops out over 100 feet – rivaling hotspots like the Maldives and Red Sea – and swimmers can expect to see a rainbow of exotic fish, turtles, rays, harmless nurse sharks, and the occasional dolphin. Fishing, jet skiing, paddle boarding, kite surfing, and just about any watersport imaginable are also on offer.

Those looking for a more sedate pace can head to the island's many infinity pools and hot tubs, which provide a perfect view for reflection. And massages can be indulged in anywhere on the island, from a relaxing beach hut with the gentle breeze drifting through to a reviving setting against the north cut's backdrop of waves from the Exuma Sound.

The key to the personal and relaxed vibe of Over Yonder Cay is its hugely attentive and friendly staff. Led by husband-and-wife duo Duncan and Liza Hipkin, the team is on hand to make guests feel at home, whatever their request.

"Our focus is to ensure each group has an experience tailored to their specific desires; it's the opposite of the generic package that you can find with some resorts. Whether it's a romantic pagoda dinner for two, taking a hop in our seaplane to a sandbar for a picnic, sailing lessons for the kids with the best sailors in the business, anything is possible. An Over Yonder Cay stay is all about having your very own island and all the luxuries that accompany that," says Duncan Hipkin.

Although all tastes are catered to, the island's food leans towards the distinctly healthy and flavorful. The chef team creates gourmet meals that combine artisanal imports and the freshest of local ingredients (like fish caught just offshore), serving them at the villas or the island's sunset-facing Beach Pavilion.





OVER YONDER CAY, BAHAMAS 23.

Over Yonder Cay is one of the deepest private marinas in the Exumas. With a draft of 13 feet at mean low tide, the marina can accommodate superyachts of more than 150 feet (draft dependent) and the island welcomes guests arriving by sea, who can hook up their vessels directly to the island's renewable energy system.

"We are fortunate to be the home berth for S/Y Tenacious, a beautiful 115-foot sloop built especially for Bahamas cruising," says Hipkin, who is also an experienced superyacht captain. "Her shallow draft allows for adventurous day trips. We include a half-day cruise on Tenacious in our rental package when she is at the island. Explore the Exumas or simply enjoy lunch or a sunset sail aboard, before returning to the luxury of Over Yonder Cay."

Closer to home, guests can travel by speedboat to the Thunderball Grotto, a renowned snorkeling spot made famous in a pair of James Bond films; "The Aquarium" in the Exuma Cays Land and Sea Park, a protected marine sanctuary; the quaint ex-pat town and yacht club at Staniel Cay; and 6,000-foot-deep Exuma Sound, paradise for deep-sea anglers. For longer-term exploration of the Exumas, Tenacious is available for day or weekly charter as a package with the island.

Rates start at USD 50,000 per day for up to 16 people (five-night minimum). The rental price includes transfers on Cessna Grand Caravan seaplanes from Nassau, Great Exuma, or Florida, an additional two hours' of seaplane usage for sightseeing, customized menus, beverages (including wine, spirits, and champagne), and all the island's amenities. The closest airports to connect to the island's seaplane transfer are Nassau and Georgetown.

Whether you're searching for the perfect location for a corporate retreat, milestone event, or family getaway, Over Yonder Cay delivers the complete whole-island rental package. For luxury and seclusion that is also environmentally conscious, there's no other island quite like the one you'll find Over Yonder.



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GEORGIAN BAY, ONTARIO

IDYLIC TURNKEY ISLANDS IN ONTARIO

By Yvonne Gordon

Surrounded by cliffs, forests, and beaches, with more than 1,200 miles of shoreline and 30,000 islands, Georgian Bay in Ontario, Canada is an ideal place to own a private island.

Sometimes referred to as the sixth Great Lake, Georgian Bay is part of larger Lake Huron. The bay is known for its windswept pines, towering cliffs, endless beaches, and crystal clear-blue water, with plenty of activities for the outdoor enthusiast or nature lover and a plethora of exclusive, private hideaways.

Three islands, all with fabulous residences in turnkey condition, plenty of privacy, and wonderful open-water views, are currently available to discerning buyers.



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MASSON ISLAND - ALL IMAGES

Masson Island is set in the Long Sault area of Georgian Bay, the northern part of Sans Souci. The stunning family compound is on the western shore of a 6.5-acre outer island. The complex has a three-bedroom main cottage, a two-bedroom waterside guest cottage, and a canvas-walled “bunkie” (small sleeping area).

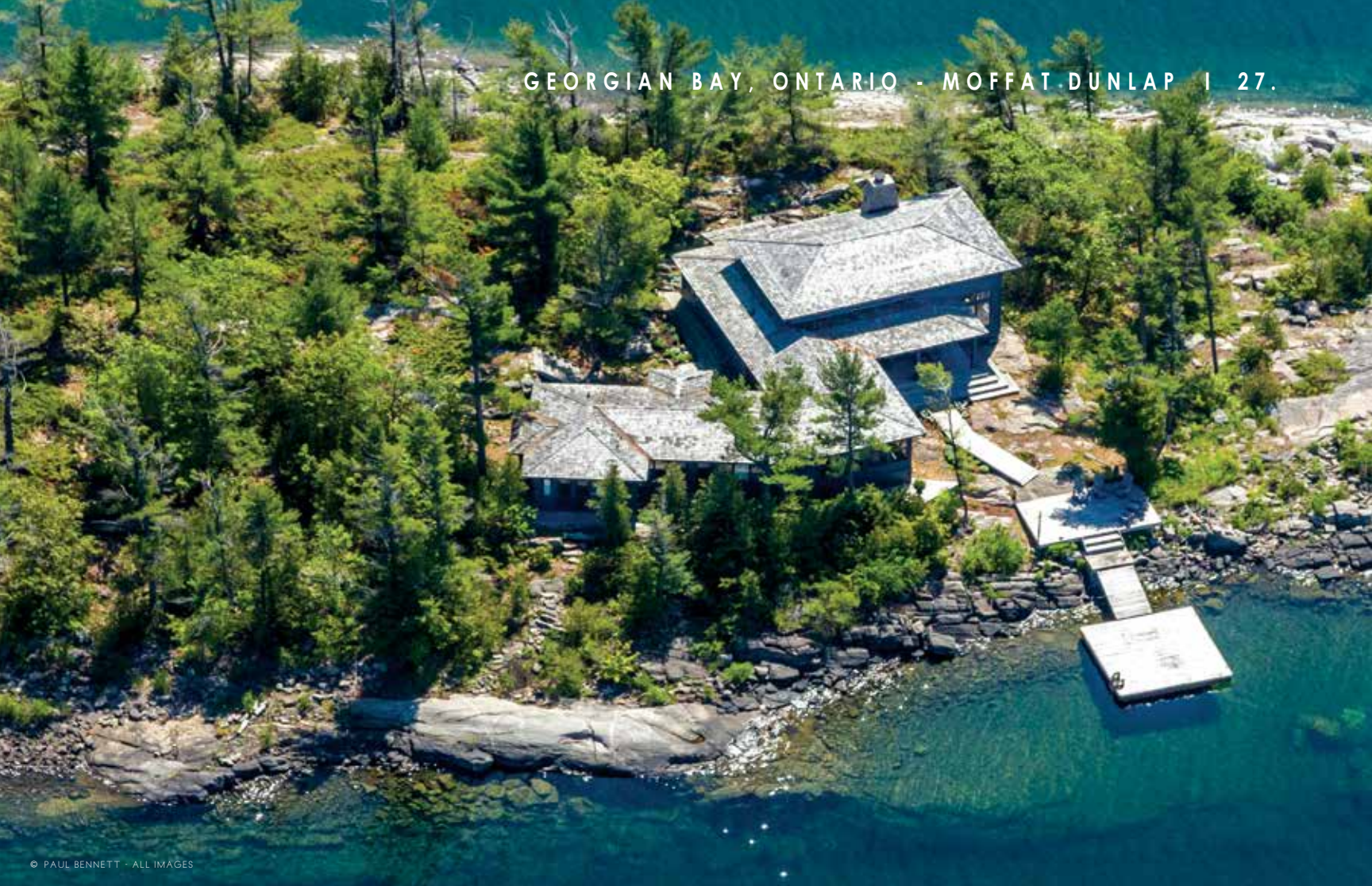
A pod-style great room with an open kitchen overlooking the living/dining area is flooded with light from a four-sided clerestory. The great room is connected to a three-bedroom master pod through a long screened-off porch for outdoor dining.

Masson Island has an abundance of white pine, oak, and maple trees, with a network of trails throughout. There is also a beautiful sandy beach, deep-water harbors on the lee and windward sides of the island, a waterside sauna, and a dry-dock boathouse. The island has wonderful open-water views to the Umbrella Islands. Sans Souci’s private tennis club is accessible via a protected channel.

Realtor George Webster says this property will suit anyone with an eye for stylish construction. “Designed by the area’s most sought-after architect and built to exacting standards, this property is ideal for a family with refined aesthetic sensibility,” he says. “Its highlights include a beautifully proportioned great room and fabulous west-facing views.”

Price CAD 2,725,000





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Five-acre Kenilworth Island in Sturgeon Bay's Pointe au Baril community is a private family compound with a grand main lodge and out cabins. There are four cottages in the exclusive complex, which is styled after Adirondack great camps – the grand summer compounds built by wealthy families in the late 1800s in New York's Adirondack Mountains.

The Kenilworth compound has graciously proportioned buildings that are interconnected with covered walkways, generous decks, and boardwalks. At the 2,000-square-foot main lodge, you'll find a great room with kitchen, living, and dining areas, plus a laundry and butler's pantry, and an en-suite master bedroom with a private screened porch. Wall-to-wall windows, a white interior, and a high roof give airy spaciousness to the great room, while its reclaimed hemlock flooring and wood-burning fireplace lend warmth to the area. The dining table overlooking the water seats eight.

A 2,000-square-foot log cabin that dates to 1837 and was moved to the site from Guelph, Ontario creates the compound's guest wing. It has a bedroom and bathroom, an open living/sleeping area, and a sleeping loft. The interior reveals the structure's exposed beams.

The Kenil Club is the island's party house, covering 1,500 square feet and anchored by an attractive four-sided fireplace. The building's four wings have two lounge areas, a billiard wing, bar, screened front porch/cocktail lounge, and a screened rear porch. The interior has warm pine and maple floors, oversized upholstered sofas and chairs, and antique Hariz carpets. Sunsets bathe the rooms in a warm, golden glow. There are also two sleeping cabins – one 550 square feet with two bedrooms and one that's 500 square feet.

Kenilworth has all the advantages of a private island, yet is only five minutes from the local marina via a protected deep-water channel. The famed Ojibway Club, social hub of the Pointe au Baril cottage community, is a short boat ride away.

"This compound can easily accommodate 20 people in separate private quarters, so it works perfectly for an extended family compound and for entertaining large numbers," says realtor George Webster. "It was recently constructed and designed to a very high standard. Its Adirondack styling gives it great rustic charm."

Price CAD 2,680,000





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Bay Island, in the heart of the Sans Souci area, is ideally suited for an extended family or for someone who likes to entertain. The 4.5-acre island sits in a sheltered bay; the cottages face east and south with uninterrupted views to Massasauga Provincial Park.

The property includes a luxurious five-bedroom cottage, a one-bedroom guest cottage, and a workout cabin. There's also a deep-water protected harbor with a sandy beach, extensive docking facilities, a large dry-dock boathouse, and a utility shed. A water slide and large waterside deck encourage social gatherings.

With 2,600 square feet of space, the main house offers maximum hosting potential: a great room and entertaining area, living, dining and kitchen areas surrounded by floor-to ceiling windows to take advantage of the abundant natural light and spectacular views. A screened porch overlooking the water can be used as a lounge or second dining area; the outdoor deck is ideal for barbecues or parties.

To the north of the property is a private master bedroom wing with floor-to-ceiling windows to take in the surrounding forest. The wing also has four other bedrooms and a large laundry room.

Bay Island's lush forests include conifers and mixed deciduous species, and the island has a varied topography with granite promontories and two sandy beaches. The sheltered deep-water harbor allows for docking in two spots, the second of which is used for fishing.

The property has been sensitively landscaped with wooden walkways and pathways throughout, a kitchen garden, and an ornamental rockery. Children will love the "secret" tree house in the nearby fir forest.

Bay Island is an easy boat run from Parry Sound via the protected south channel and a short boat ride to Frying Pan Island, site of The Sans Souci Tennis Club, a children's summer camp, and Henry's Fish Restaurant.

"This is the island for people who love to entertain, with a large waterside party deck and ultra-modern designer/open kitchen," says real estate agent George Webster of Moffat Dunlap, which holds the listing. "It can comfortably accommodate 12 to 14 people."

Price CAD 2,850,000

For more information, contact Moffat Dunlap Real Estate Limited, email george.webster@moffatdunlap.com, call 416 938 9350 or see www.moffatdunlap.com



Masson Island

6.5 acres

CAD 2,725,000

Bay Island

4.5 acres

CAD 2,850,000

Kenilworth Island

5 acres

CAD 2,680,000

INQUIRIES

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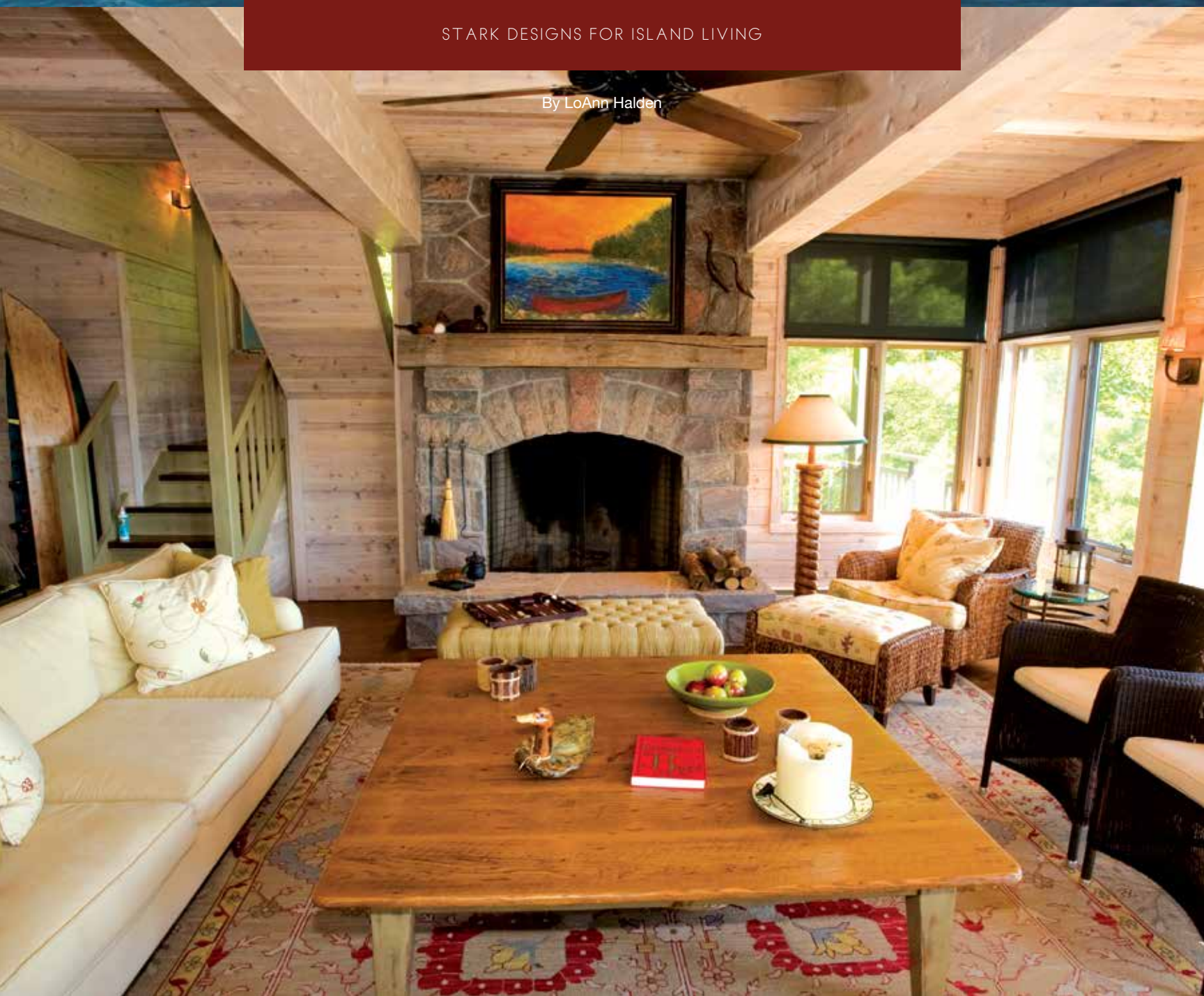
BAY ISLAND - ALL IMAGES



AN EYE FOR CANADIAN COTTAGE COUNTRY

STARK DESIGNS FOR ISLAND LIVING

By LoAnn Halden



Architect John Stark has become accustomed to some good-natured teasing from his clients about the expanses of glass that accompany his stunning island designs. “They say, ‘We don’t have any walls, we can’t hang any paintings,’” he laughs. “And I always ask, ‘Why are you here?’ The buildings I’ve designed are simply a framework to experience the natural beauty: the rocks, the trees, the wind, the water, and the sunsets.”

For 30 years, Stark has successfully made his case, developing a devoted following for his summer cottage projects in Ontario, Canada. In island-rich Georgian Bay on Lake Huron, he’s put his stamp on 100 designs, ranging from renovations to accessory buildings to 5,000 sq ft vacation homes. About 30 other projects are scattered across the lakeshores of Muskoka and beyond. No two are alike, but they all adhere to the same vision: integration into their environment. Soaring wood-beamed ceilings evoke the area’s windswept pines; stone fireplaces take cues from the rocky terrain.

“When someone approaches me to build on an island, the first thing I do is visit the site. That’s the starting point, and also where it ends for me,” says Stark, who in 1995 moved with a few of his top people from the large architectural firm he founded to his own small firm, Stark Architects, to focus only on passion projects. “You can’t build just anywhere on an island. You want to be removed from the shoreline so it’s not too visible, but yet you want to be completely experiencing the waterfront setting at its best. Whenever possible I want the buildings to look like they’ve always been there.”

The Toronto-born architect’s deep roots in the region provide an added layer of connection to his cottage work. His grandfather started the family on their private island path in Georgian Bay’s Go Home community in the mid-1920s, and his parents followed suit. In 1978, Stark and his wife purchased their small island, Mid Nias, in Georgian Bay, and he constructed his own homage to the terrain: a low-slung, triangular home with glass walls that snuggles comfortably into its granite perch. One of his brothers and his two sons own islands less than five miles away, within sight.

John Stark





© PAUL BENNETT



"I've been a Georgian Bay islander my whole life," says Stark, recalling childhood summers spent on the family isles and more recent volunteer work with the Georgian Bay Land Trust. "There's something here that's hard to describe that appeals to a certain type of person. My clients come from Australia, Singapore, England, the United States – by no means are they all Canadians. Georgian Bay is different from other cottage areas. There's a magical quality to the light and the color of the water. It's got an open feeling like ocean; it's such a large expanse of water. It's extremely attractive. The landscape is also very fragile even though it's very rugged."

Finding the balance between architecture and these delicate local ecosystems informs his design process. Siting is critical in Georgian Bay, where continuous slabs of rock and sparse tree cover are the norm, making any new construction highly visible; Stark received the Ontario Association of Architects Residential Design Award for a project where he maneuvered the building plan at the last minute to prevent cutting down six trees. He also points out that extreme build up of heat on rocky, shade-free outcrops and strong winds over large stretches of water create added construction challenges. "I often design what I refer to as 'one-room-thick buildings' where you don't have corridors because you want to look from the protected side of the building right through to the exposed side of the building and still have those views," he says.

The Muskoka islands that dot the lakes farther east present a different set of hurdles, given their softer, tree-lined shores. New buildings require tree removal, making choices of material and color even more important to fully meld with the landscape. Boathouses are especially difficult given their need to sit right on the waterline. Stark is currently developing a family compound on Lake Rosseau on one of Muskoka's largest private islands and facing this conundrum head on. "The two boathouses are technically unique as the foundations are carefully engineered steel structures that extend from the water surface down to the bedrock below the bottom of the lake," he says. "One of the boathouses actually has a full stone fireplace with two fireboxes back to back – one in the sitting room, the other for the exterior terrace – yet below is clear space with several slips for boats."

Ask him to play favorites with his designs, and Stark graciously declines. He has found success in the career path he chose in his early teenage years, and spends summers working on projects in his favorite part of the world. "The results speak for themselves," he says. "You have to have great clients, and I do, and you have to have great people working for you, and I do. That's what's so exciting to me."

To learn more visit www.starland.ca



CASCO BAY ISLAND

BORDERING SERENITY IN MAINE & NEW BRUNSWICK

By Dan Allen

Located just over the U.S. border in New Brunswick's Head Harbour Passage lies an affordable island bursting with natural beauty that's beloved by its current owners and majestic creatures of the air and sea alike – and soon, perhaps, you as well.

Casco Bay Island lies just off the coast of Campobello Island, a longtime favorite of President Franklin D. Roosevelt and family. A bridge bearing Roosevelt's name connects Campobello to Lubec, Maine, the easternmost tip of the United States. Included with the purchase of

Casco Bay is a nearly four-acre shore lot on Campobello, with 238 feet of protected, deep-water frontage, all just 20 minutes from Casco Bay (water access is also possible via Deer Island in New Brunswick, and Lubec or Eastport, Maine).

The island itself has more than two miles of shoreline at high tide, and its surrounding waters are filled with magnificent aquatic life. Minke, finback, and humpback whales spout, porpoises frolic, and seals bask in the afternoon sun on the rocks just offshore. Bald eagles soar over



the 41-acre-plus island, and dive for fish nearby. “The tidal currents in these waters stir up nutrients which attract krill,” explains current owner Mike Kaiser. “The krill attract the herring and mackerel. The fish bring the porpoise, whales, seals, and eagles. That’s what makes this area so special. It teems.”

Geographically, Casco Bay Island is incredibly diverse for its size, with meadows, high bluffs, a marsh, several protected coves, and beaches both large and small. A vast virgin forest of fir and spruce covers the interior of the island, while other varieties of plant life, including blueberries, cranberries, raspberries, blackberries, strawberries, and wildflowers are also plentiful. “I know of no other nearby private island with so many beaches, towering granite heads, meadows, and a marsh,” says Kaiser. “How they crammed all that stuff into one 41-acre island I’ll never know.”

The Kaiser family has lovingly cared for Casco Bay for 20 years, building a 1.5-story cedar log home high on the island in 1994. The two-bedroom abode – designed for year-round use by Riverbend Log Homes and offering views to Campobello’s famous East Quoddy Head lighthouse and the towns of Lubec and Eastport – features approximately 1,250 sq ft of enclosed area, including full kitchen, bath, dining room, living area, and an open loft upstairs. Propane-fueled wall heaters and a contemporary Jotul wood stove supply heat to the home. Windows are all double paned, and opening windows and opening Velux skylights all include screens. Covering it all is a roof of rough-sawn cedar shake shingles from British Columbia. A partial basement includes a full-size washer and dryer and hot water heater, as







well as the home's water system, hot tub pump and filter, and solar electrical system, which works with photovoltaic panels on the roof. Should fog roll in for a several days, a new Kohler 8.5-kilowatt propane generator provides backup power, while a 1,750-gallon propane tank fuels many of the appliances. The home's 330-gallon water storage tanks are supplied by a freshwater well and backed up with a reverse-osmosis system, delivering almost a gallon of crystal-clear water a minute. Outside the house are two large outdoor decks with a recessed redwood hot tub and a screened porch.

The house is offered completely furnished, and with the island also comes two additional bonuses for outdoor fun: a 22.5-foot skiff with wheelhouse and 90-horsepower four-stroke outboard engine; and a Honda four-wheeler all-terrain vehicle. A mini-barn is also included for winter protection of the ATV and other equipment.

For wiring into the outside world, Casco Bay Island has you more than covered – not many private islands can claim connectivity to not just one, but two of the world's most technologically advanced nations. With its placement less than four miles from the U.S. border, Casco Bay Island is within range of both American and Canadian mobile phone carriers, and broadband internet is available from providers in both countries.

Kaiser believes Casco Bay's next owner will be a family seeking a long-term summer retreat to be enjoyed now and handed down to future generations, or perhaps someone with an eye toward developing it as an eco-tourism destination. Given its beauty, size, development, location, and extras, Casco Bay Island's asking price is an astonishingly low CAD 1.4 million.

For more information or to arrange a viewing of Casco Bay Island, visit www.cascobayisland.com, or contact Mike Kaiser at mike@cascobayisland.com.



CASCO BAY ISLAND
New Brunswick, Canada
41+ acres

CAD 1,400,000

INQUIRIES

Mike Kaiser
mike@cascobayisland.com



SAILING IN STYLE

ALLOY'S MONDANGO

MONDANGO SAILING YACHT | 41.





Launched in late 2008 by New Zealand's esteemed Alloy Yachts, Mondango is an auxiliary sailing yacht built for extensive blue-water cruising. Finished to exceptionally high standards, this stylish yacht is capable of fast and comfortable ocean passages.

A circular design theme unifies this beautifully-fashioned yacht. Its exquisite exterior design is by Dubois Architects, the New York City based, award-winning architecture and design firm. Meanwhile, the sleek interior has been crafted in impeccable detail by award-winning super-yacht designer, Reymond Langton.

The coachroof extends to encompass the mizzen mast and provides a long overhang protecting the aft cockpit. The port and starboard side windows of the cockpit as well as the spectacular curved rear window all open and close to create a climate-controlled single-level extension of the main saloon. Guests can take their leisure around the foredeck Jacuzzi, gather for cocktails and conversation in the aft cockpit, or close to the action on the flybridge.

With three double and two twin guest cabins, as well as two additional berths, it comfortably houses a capacity of 12 guests, and is fitted for a 9-person crew. The accommodation area comprises a full-beam owner's stateroom, two VIP staterooms and two twin-berth guest staterooms. Contemporary chaise lounges are set into the window bays of the VIP staterooms the graceful sweet of come as a delightful surprise and invite relaxation.

Measuring 169.9 feet in length, with a beam of 33.9 feet, and a draft of 16.1 feet, Mondango is extremely spacious, yet simultaneously sleek. It reaches a maximum speed of 15 knots, a cruising speed of 12 knots, and a range of 7,200 nautical miles. Sporting a hull and superstructure constructed of aluminum, a 1x1200 hp Caterpillar engine, this model is truly built from nothing but the best.

For more information visit www.burgessyachts.com



A PERFECT DISCOVERY

STURT ISLAND, BRITISH COLUMBIA

By Yvonne Gordon

Surge Narrows, a small passage between Vancouver Island and the mainland, offers full protection from the open ocean and superb views across the British Columbia seascape and mountains. Nestled into this stunning terrain are the Discovery Islands, and at their heart, you'll make a worthwhile find to call your own.

Sturt Island is an 85.6-acre private island offering the ultimate in luxury

and comfort in an unspoiled setting. Its three residences use natural materials throughout and are set among expansive decks and gardens.

Keeping the environmental footprint small was important to the current owners; the dwellings were developed with this in mind, making Sturt Island the ideal property for independent and self-sufficient living.



Its three residences use natural material throughout and are set among expansive decks and gardens embraced by an unspoiled forest setting.



The main residence is built into a rock ravine near the water's edge affording 180-degree views. Inside, the open living spaces are generous, with 3,400 light-filled square feet on the main floor and an additional 1,400 square feet on the lower level. Along with a full dining room, office, library, master bedroom, and guest bedrooms, there are extensive decks, a wood-burning fireplace, and two dumbwaiters.

An 800-square-foot log home has extensive decks with views down Hoskyn Channel. The log cabin is a cozy 350-square-foot spot for guests with a living-sitting area, bedroom, and decks. All furnishings in these tastefully decorated homes are included in the sale.

The island itself is forested in towering fir and cedar trees, and it has walking trails throughout. There are views to White Rock Pass to the



GUEST COTTAGE



north, down Hoskyn Channel to the southeast, and up Surge Narrows to the west.

Numerous small bays dot the shoreline, some ideal for deep-water moorage. The main access from the water leads to a large deck with entertainment features. A workshop and machine-storage building are also on site – all equipment and tools are included. A barn-style outbuilding is ideal for storing wood or sheltering livestock, and the island's self-sufficient garden has fruit trees and a potting shed.

The waterways around the Discovery Islands are home to clamming and oyster beaches, fish farms, kayak and fishing lodges, homesteaders, and logging camps. Other recreational opportunities include hiking, diving, and boating. Sturt Island borders the Surge Narrows Provincial Park, a marine preserve noteworthy for its many reefs.

Spectacular scenery, the temperate climate, quiet rural lifestyle, and abundant activities make the Discovery Islands a desirable place to own real estate. Campbell River, conveniently located about 21 miles southwest on Vancouver Island, has an airport, restaurants, and shops; Vancouver is only 100 miles away.

Real estate agent Ed Handja of BC Oceanfront believes this is a prime island-owning opportunity. "This is a phenomenal island that is well protected, has amazing tidal waters, great views, and is adjacent to a marine park," he says. "The location is outstanding, you have all the views, abundant wildlife, lots to do in the region. It is not exposed or wide open to extreme weather like some islands are.

"It's turn-key, ready to go, and self-sufficient," he adds. "It has all the comforts and conveniences you want and is central to everything. Deer swim back and forth. The area attracts people from all around the world for relaxing, fishing, whale watching, and other marine activities. It is simply one of the most attractive islands on the coast."



STURT ISLAND

British Columbia, Canada
85.6 acres

CAD 5,400,000

INQUIRIES

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www.bcoceanfront.com



SUBTLETY IS EVERYTHING

BRITISH COLUMBIA'S SUBTLE ISLANDS

By Dan Allen

Google the word “subtle” and you’ll come up with a couple of definitions: “so delicate or precise as to be difficult to analyze or describe,” and “delicately complex and understated.” Both of these, as it turns out, fit British Columbia’s Subtle Islands to a T. A pair of unbelievably gorgeous gems off Canada’s west coast that offer a sublime mix of serenity and modern luxury, Subtle Islands offer a

unique opportunity for that special buyer seeking a refined, readymade natural getaway.

Part of the breathtaking and rustic Discovery Islands group at the northwestern end of the Strait of Georgia (between Vancouver Island and the British Columbia mainland), Subtle Islands consist of the smaller 30-acre farm-like South Island, and the larger 55-acre majestic park-like North Island. The two are connected by a tombolo (or causeway), making them wholly separate but united entities.

South Island is home to the estate’s key support structures, which include two caretaker homes and other guest accommodations, a timber-framed boathouse and hangar complex, service buildings and workshops, and the incredible – and very worthy of capitalization – Barn. Unlike any other barn in the world, this gorgeous timber-frame structure includes human accommodations but is proudly equine-focused, and has even been called a “cathedral for horses.” Its cross-shaped floor plan features eight Loddon box stalls with vaulted ceilings, a tack room and lounge, wash stall and feed/storeroom, and two self-





sufficient two-bedroom guest apartments with interior windows opening onto the stalls below. In the middle of all this grandeur is a timber-frame tower with a floating staircase to the “widow’s walk” (or balcony), which offers breathtaking 360-degree views over the entire island. South Island also features an open grassy area with beautiful fruit and vegetable gardens and an idyllic pond.

North Island is the crown jewel of Subtle Islands: woodland that boasts the magnificent 13,600-square-foot main residence. Discreetly situated on the island’s north side, this architectural masterpiece is an example of timber-frame craftsmanship at its finest, featuring six bedrooms, multiple living areas, a gourmet kitchen, and smashing views over the sea toward the other Discovery Islands and the Canadian mainland’s stately Coast Mountains.

More than 2,000 mortise and tenon joined timbers merge with the property’s stone to form the exterior walls, fireplaces, and chimneys, creating a home that seems to rise like a natural extension from the land. Like the Barn, the main house was designed by Mark Hornberger of the San Francisco firm Hornberger and Worstell, and then raised by Hamill Creek Homes, recognized as one of the finest timber wrights in the world. Expansive gardens and ponds surround this truly glorious home. Two unique tree houses and other ancillary buildings round out the structures on North Island, which also features a large open bay (currently home to the island’s oyster floats) with potential for deep-water moorage for vessels of any size.

Located less than two miles from the marina on Cortes Island, Subtle Islands can also be reached from Heriot Bay Marina on Quadra, only a six-mile boat ride away. Floatplanes provide another easy travel option to the islands, approximately one hour from either downtown Vancouver or its international airport.

The current owners purchased the unimproved Subtle Islands in 1991, and have carefully turned them into one of British Columbia’s finest estates. Operating systems, equipment, and amenities have all been meticulously planned and maintained to run as flawlessly as possible, while providing an incredible retreat – with the ability to accommodate over 30 people in a variety of configurations and comfort levels – within one of British Columbia’s most profound coastal locations. The combination of scenic beauty, mild temperate climate, and accessible remoteness rivals any location in the world.

Subtle Islands are offered on a staffed and turnkey basis – complete with all furnishings, vehicles, equipment, watercraft, and inventory – exclusively by Sotheby’s International Realty Canada, with an asking price of CAD 29 million. For more information or to arrange a viewing, contact Mark Lester, 604-632-3345, mlester@sothebysrealty.ca or Alan Johnson, 604-632-3346, ajohnson@sothebysrealty.ca.



SUBTLE ISLANDS

British Columbia, Canada
85 acres

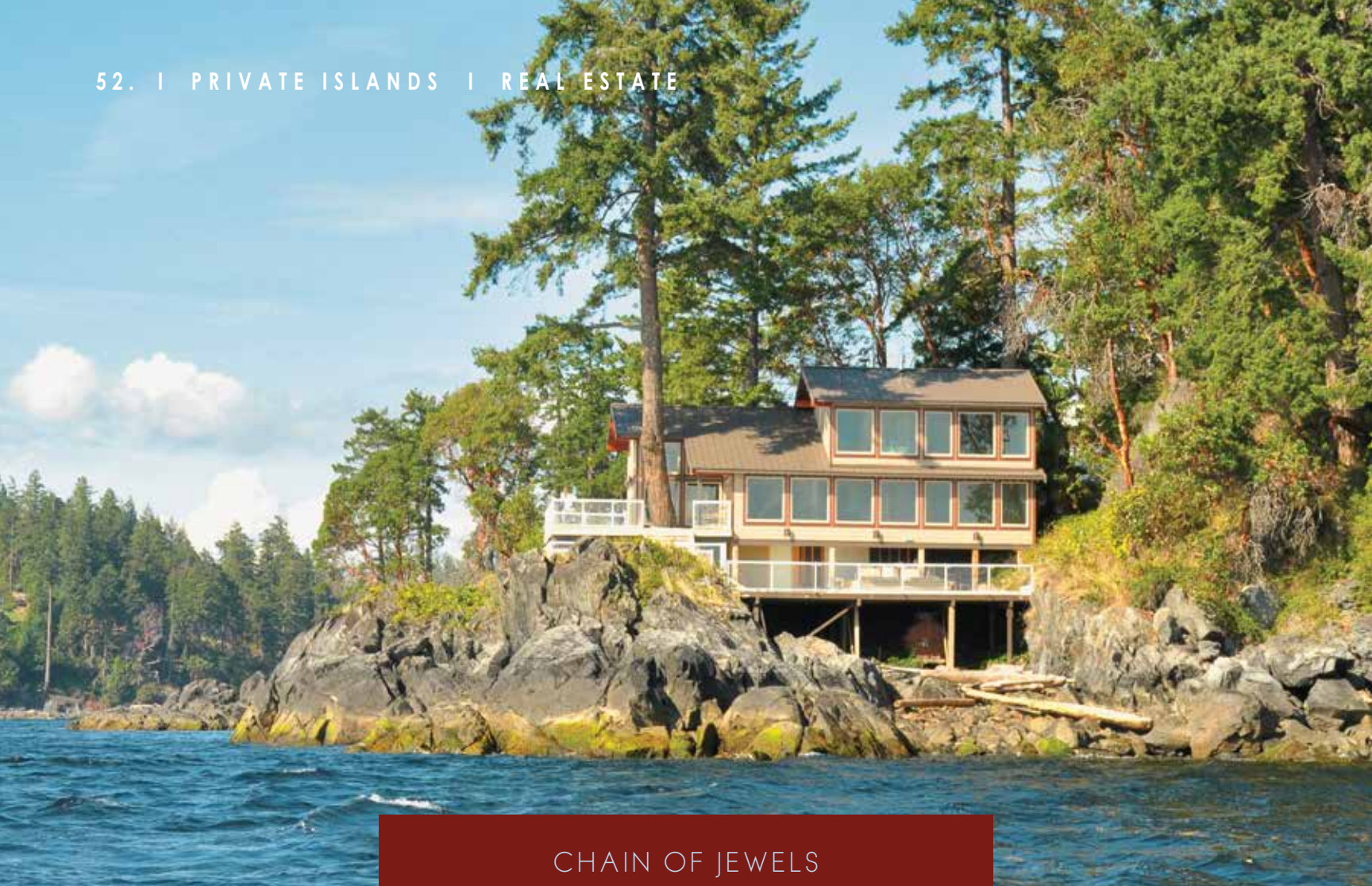
CAD 29,000,000

INQUIRIES

Mark Lester
604 632 3345
mlester@sothebysrealty.ca







CHAIN OF JEWELS

BRITISH COLUMBIA'S WHITESTONE ISLANDS

By Dan Allen

Why own just one private island, when a whole chain could be yours? The spectacular Whitestone Islands group along British Columbia's Sunshine Coast is now on the market for the right buyer – and that could well be you.

The crown jewel of the three-island Whitestone collection is a six-acre beauty covered in towering trees, which features a stunning 3,200-square-foot home that hangs over the tranquil waters of the Georgia Strait's Inside Passage. Located on the island's western edge, the luxurious and recently renovated home has four bedrooms and three baths, as well as a subterranean connection to the mainland power grid to ensure nonstop electricity and water service.

The main home's unobstructed 270-degree views make for gorgeously serene sunrises and sunsets, as well as providing a front-row seat for the area's incredible wildlife. Sea otters, bald eagles, and chameleon and harp seals are just some of the common natural sights, not to mention the humpback and orca whales – and the occasional blue – that frequent the area during migration season. The home is currently the sole structure on the island, but additional building sites are located around the main property should the new owner want to develop it further.

The Whitestone chain also consists of two smaller islands, located just north of the main island – the larger being about half an acre in size, while its littler sibling is around 2,000 square feet. Uninhabited by humans, these two isles are home to a variety of marvelous creatures, including harp seals, eagles, and marine birds.

Back on the Canadian mainland (just 1.2 miles away), the Whitestone property also encompasses four acres of waterfront at Bargain Harbour Road. Situated just two minutes away from Highway 101, this mainland property is only 62 miles by coastal drive (including ferry ride from Horseshoe Bay to Langdale) northwest of Vancouver. Or if you prefer marine travel, water taxis can also get you to the Whitestone mainland from any Vancouver or Vancouver Island port. The acreage has its own private dock, capable of mooring boats up to 200 feet long.

The mainland property includes a 1,500-square-foot ocean view cottage, which is currently being used as a caretaker's residence. The nearest home is about half a mile away, making this a great potential getaway for those who want some seclusion, but still want to stay connected to the local community – which includes such celebrities and dignitaries as singer Joni Mitchell and ex-premier of Alberta Peter Lougheed. This oceanfront property will also be eligible for subdivision in the future, with similar estates along the nearby Sunshine Coast



Located on the island's western edge, the luxurious and recently renovated home features four bedrooms and three baths, and a subterranean connection to the mainland power grid.







The main home's unobstructed 270-degree views make for gorgeously serene sunrises and sunsets, as well as providing a front row seat for the area's incredible wildlife.

having already been subdivided for hotels and higher-density real estate development.

Sometimes called British Columbia's best kept secret, the Sunshine Coast is a 110-mile stretch of majestic shoreline that begins just 12 miles north of Vancouver at Howe Sound, and extends up to the boater's paradise of Desolation Sound. Lined with a coastal mountain range, old growth forests, and countless lakes and inlets, the Sunshine Coast is a huge favorite of nature lovers, offering myriad opportunities for kayaking, canoeing, sailing, windsurfing, sport fishing, scuba diving, swimming, and beachcombing. And if all that wasn't already appealing enough, the Whitestone Island group also comes with its own unique illustrious pedigree: For over 30 years, it was the private retreat of Prince Sadruddin Aga Khan, onetime United Nations High Commissioner for Refugees, and the son of India's colorful Aga Khan III.

With its grand setting, its elegant appointments, its magnificent views, and its prestigious history, the Whitestone Islands are a chain that's just waiting to be yanked – and with a price of CAD 5 million, they won't be waiting long.

For more information or to arrange a viewing of the Whitestone Islands, contact Alim Somji at Jaffer Boutique Realty, alim.somji@jafferinc.com.



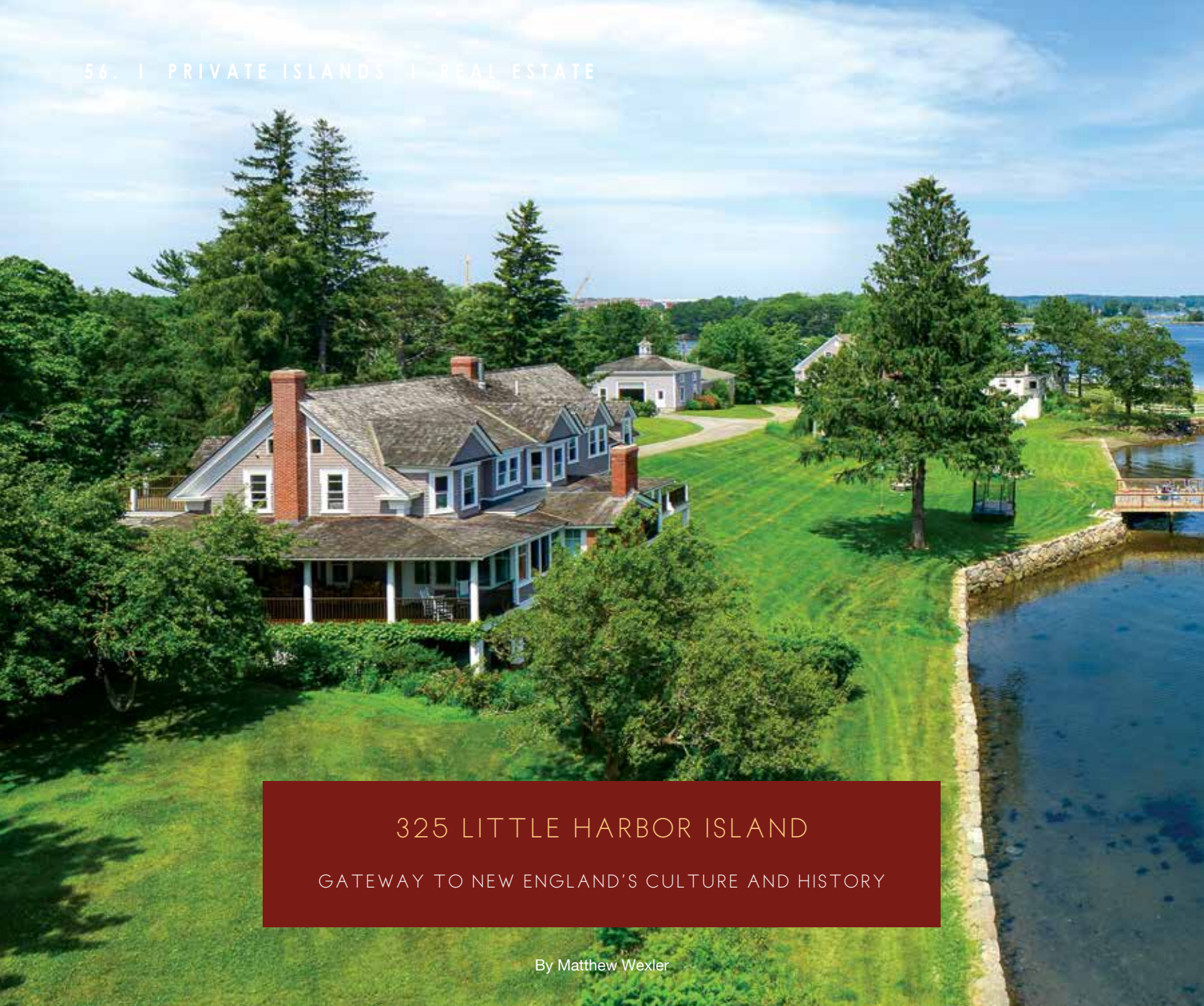
WHITESTONE ISLANDS

British Columbia, Canada

CAD 5,000,000

INQUIRIES

Alim Somji
Jaffer Boutique Realty
alim.somji@jafferinc.com
1 780 907 3973



325 LITTLE HARBOR ISLAND

GATEWAY TO NEW ENGLAND'S CULTURE AND HISTORY

By Matthew Wexler





Names can be deceiving. 325 Little Harbor is anything but little – both in terms of the property’s scope and the surrounding region’s rich cultural heritage. Encompassing almost 12 acres, the island was established by the Salter family (the original settlers of nearby Portsmouth, New Hampshire) in 1623 and has changed ownership only four times since.

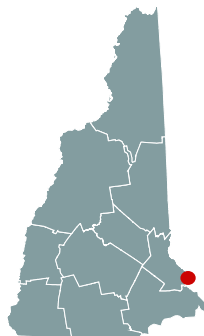
A private bridge offers exclusive access to the property, which includes 360-degree water views that aren’t just for admiring from afar. Those with affection for the great outdoors will appreciate the deep-water dock with 24/7 access (highly unusual in the region), two piers (one with a boathouse), and two beaches from which kayaks and sailboats can be launched into the pristine surrounding waters that are rich with striped bass and waterfowl. This private sanctuary is only minutes from town, which was named by the National Trust for Historic Preservation as one of America’s Dozen Distinctive Destinations – they called the city “one of the most culturally rich destinations in the country.”

Whether entertaining family and friends or enjoying peaceful solitude, the 5,500-square-foot home offers unique finishes that reflect the Manor House’s century-old history while seamlessly integrating modern amenities by acclaimed residential architect William Ross. Kitchen highlights include pure maple flooring, custom cherry cabinetry, a Viking gas range and double oven, wine cooler, and stainless steel appliances. Coffered ceilings add architectural detail, as do original lead windows that were installed by the Catholic Church during its 56-year occupancy of the property.

Equestrian lovers can take full advantage of the four-stall horse barn, fenced-in paddock areas, and secluded riding trails, while those who prefer to take in the scenery in a more leisurely manner can recline on the new 1,800-square-foot mahogany deck. As the weather turns cold, 325 Little Harbor offers refuge from the Northeast’s winter months with five functioning fireplaces scattered throughout, two of which feature rare tile work by artist Edmund C. Tarbell.

Beyond the island, Portsmouth and the surrounding areas are steeped in attractions and activities. History buffs will appreciate the American Independence Museum and the Strawberry Banke Museum; Water Country, New England’s largest water park, will satisfy adventure seekers; and Redhook Brewery and Smuttynose Brewing Company are part of a growing number of local breweries.

Of course, those who take up residence at 325 Little Harbor may never want to leave the Manor House and its lovely grounds. As the sun rises and falls upon this most idyllic of locales, new memories will be added to the island’s colorful history.



325 LITTLE HARBOR ISLAND

New Hampshire, United States

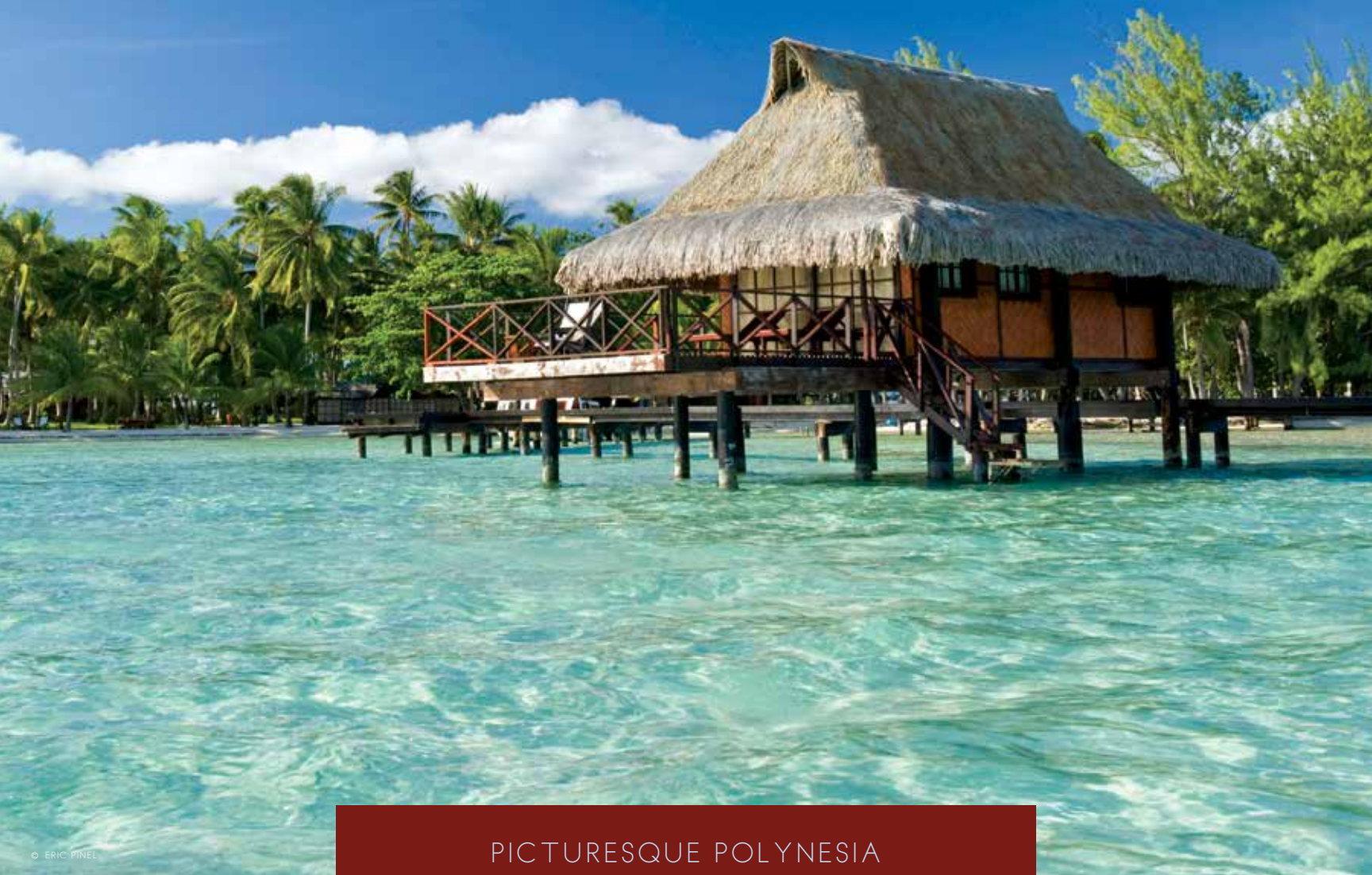
11.86 acres

USD 7,600,000

INQUIRIES

Janet Sylvester

janet.sylvester@comcast.net



© ERIC PINEL

PICTURESQUE POLYNESIA

ESCAPE TO VAHINE ISLAND'S PRIVATE BUNGALOWS

Resting in the azure waters of the South Pacific Ocean, among the Society Islands of French Polynesia, the small island of Tahaa has become known for its vanilla and pearls. But tucked along Tahaa's northern tip is a 23-acre paradise also well worth acclaim.

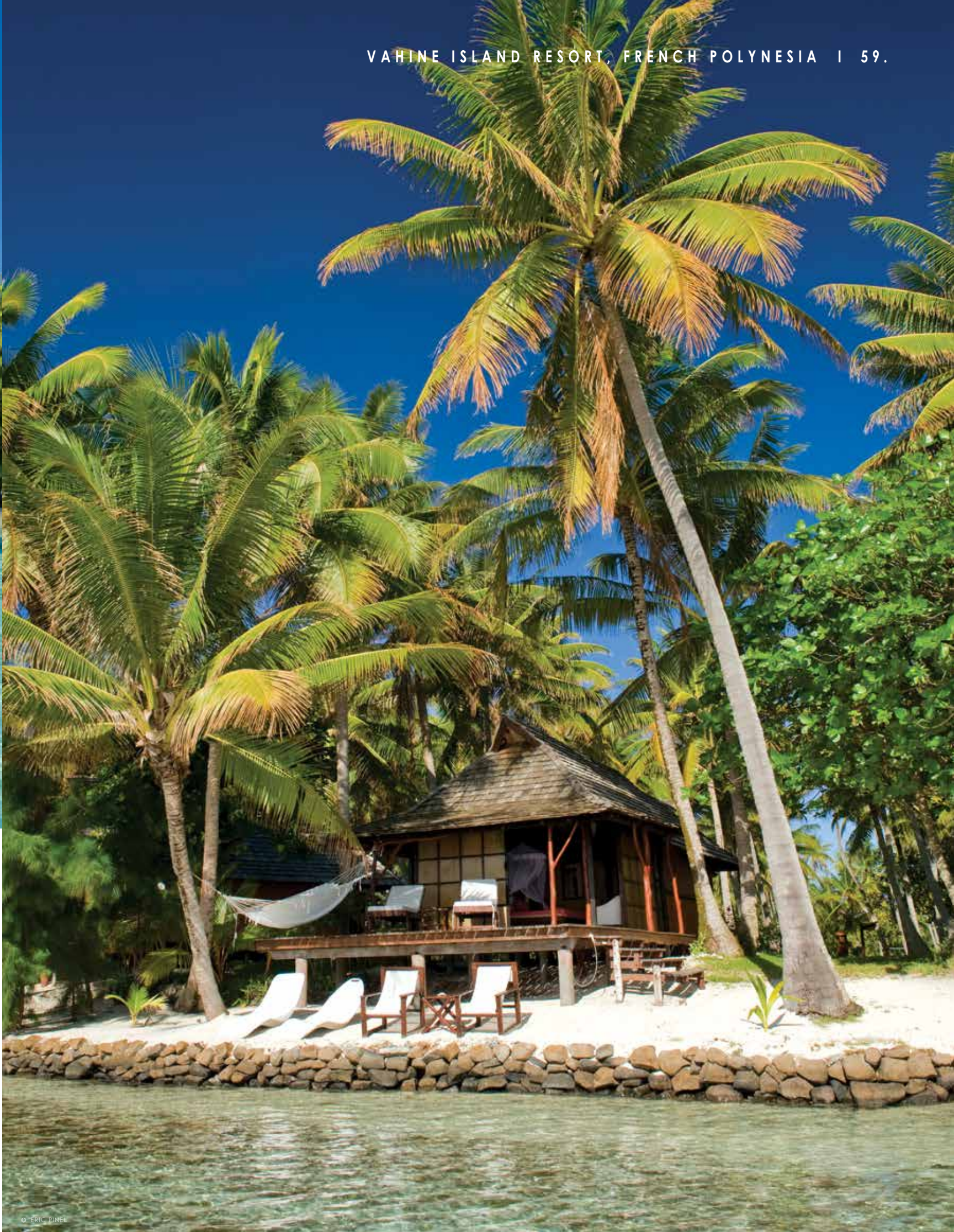
Vahine Island delivers an extremely private and personalized resort experience unlike any other. With only nine bungalows, it offers sanctuary in the middle of one of the most beautiful lagoons in French Polynesia. Elegant accommodations are enhanced by delicious cuisine, a stately coconut grove set on an impeccable lawn, white-sand beaches, and dedicated, friendly staff.

Gourmet meals on Vahine are complemented with dreamy beachfront

views. The island's talented French chef conjures up fresh, modern cuisine flavored with local touches, such as homemade yogurt infused with vanilla from Tahaa. Lunch can be enjoyed outside, accompanied by local dancing and singing, shopping, and internet access.

Three kinds of accommodations are available at Vahine Island: the Beach Bungalow, the Deluxe Beach Suite, and the Overwater Bungalow.

Views from the Beach Bungalow take in the ocean waves breaking over the coral reef at the edge of the serene lagoon. Local handicrafts and natural materials come together in the charming, comfortable décor. A spacious outdoor deck has a hammock and two sunbeds, promising





© ERIC PINEL

ultimate relaxation while you savor the breathtaking Bora Bora vistas.

Deluxe Beach Suites are also located by the lagoon, sharing the same spectacular view as the Beach Bungalows. Inside, guests find total comfort and privacy – with an additional lounge area. Outdoors, one deck faces the lush coconut grove while a more spacious, half-covered deck houses a hammock, two sunbeds, and chairs, creating the perfect hideaway.

Spectacular and surreal, the Overwater Bungalows provide a view directly into the blue lagoon. These stunning suites have an aquatic table that opens up, allowing guests to feed and admire the sea life. At

night, a light illuminates the table, offering a dream-like vision of waves projected onto the wall and insight into the nocturnal marine world. The private terrace has two sunbeds, chairs, and a shaded hammock and is also accessible via outrigger canoe.

Surrounded by natural beauty, and offering fine cuisine, intimate accommodations, and an abundance of recreation, Vahine is a destination with something for everyone.

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BEAUTIFUL LITTLE BOKEELIA

A HISTORIC FLORIDA GULF COAST ESTATE

By LoAnn Halden

Sunsets are extra special along Florida's west coast: fiery blazes of orange and pink that seem to take all your cares along with them as they vanish into the Gulf of Mexico. Little Bokeelia Island – located halfway between Sarasota and Naples, where Charlotte Harbor meets Pine Island Sound – not only provides a secluded front-row seat for these sky spectaculars, it also delivers luxurious tropical style and inspiring history dating back to 15th-century Calusa Indian settlements.

The 104-acre private island's centerpiece is a 1920s Spanish-style manor house built by chemical engineer Charles Burgess – inventor

of the dry-cell battery – and meticulously restored, upgraded, and expanded under its current ownership. Set on two acres, the four-bedroom, four-and-a-half-bath villa with vaulted ceilings and a fireplace is perfectly placed for maximizing the vistas and capturing the sea breezes. The master bedroom has its own balcony, and there are two porches, one positioned for sunrise, one for sunset. An open breezeway and a private entrance grant access to a self-contained three-bedroom guest wing.

Wander a short distance from the main house, and you'll find an old-

Whether you choose to transform Little Bokeelia into a private island club or keep it in its solitary state, the long-term potential for the property makes the USD 29.5 million asking price an unparalleled offering.

style Florida village. This charming collection of bungalows includes a pavilion with game area and wet bar, an informal history museum dedicated to Burgess's inventions, a two-bedroom caretaker's cottage, a restored/converted blacksmith shop with multi-use options, and a two-bedroom guest retreat. A swimming pool, rock waterfall, and koi pond are ensconced in the lushly landscaped terraces surrounding the area. Little Bokeelia also has a tennis court, nature trail, helicopter landing site, four private docks, and four bay-facing white-sand beaches. A coquina pathway encircles the island, and multiple secluded spots have hammocks or sitting areas. Island

visitors are greeted by a massive banyan tree that electric light-bulb inventor Thomas Edison planted on one of his many trips to see his friend Burgess in the '20s.

"The island has an old Florida feel with true barefoot luxury from the pool to the gathering pavilion to the guest quarters," says Michael Saunders, chief executive of the real estate brokerage Michael Saunders & Company. "It's a magical private retreat."

Although Little Bokeelia creates an escape from the throngs of winter





vacationers swarming the mainland, it's close enough to easily access the coastal towns that make Florida such a crowd pleaser. Sarasota Bradenton International Airport is about a 90-minute drive north; Southwest Florida International Airport in Fort Myers is only an hour's drive southeast. The Four Winds Marina on Pine Island is a short boat ride away. State and privately owned land that cannot be developed surrounds the island, guaranteeing the dramatic views and serenity for its future owners. The waters lapping its shores are packed with tarpon, redfish, and snook – which attracted the early Calusa tribes and lure sport fisherman today.

"The island will suit those who want their own piece of perfection," Saunders says. "Someone who values seclusion and privacy, but also the opportunity to be close to some beautiful areas of Florida with great shopping, dining, culture and activities." Area highlights include the Edison & Ford Winter Estates in Fort Myers, the top-rated Calusa Pines Golf Club in Naples, and the Ringling Museum of Art in Sarasota.

Little Bokeelia's new owners also have the opportunity to retain the island's caretakers, who have lovingly looked after the property and its well-manicured grounds for more than two decades. Should you be looking for investment opportunities or the ability to share the island with a select group of family and friends, the current owners have secured the zoning development order to allow for 29 waterfront estate lots (one house per upland acre) along the approximately 3.5 miles of shoreline. An on-site reverse osmosis plant that can produce 10,000 gallons of water per day has the ability to expand to 40,000 gallons, and the island is equipped with state-of-the-art technology and full electrical power.

Whether you choose to transform Little Bokeelia into a private island club or keep it in its solitary state, the long-term potential for the property makes the USD 29.5 million asking price an unparalleled offering; and the island's central Gulf-facing perch ensures its ongoing place in the rich, colorful stories of Florida's coast. Wouldn't you like to make the island's next chapter your own?



LITTLE BOKEELIA ISLAND

Florida's Gulf Coast
100+ acres

USD 29,500,000

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Klaus Lang
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BLACK'S ISLAND, FLORIDA

TREASURE AWAITS

By David M. Brown

Mark your spot at Latitude North 29° 43' 24", Longitude West 85° 19' 54". Just as English Captain James Black discovered this paradise almost two centuries ago, you, too can now claim Black's Island for your own.

A few minutes from the Florida mainland yet millions of miles away, the seven-acre private resort island in magical St. Joseph Bay synthesizes beauty, luxury, history, security, and quietude into a reality as magical as your dreams.

Surrounded by a 73,000-acre aquatic preserve offering some of the state's best shallow and off-shore fishing, Black's Island includes 26 luxury bungalows connected by a boardwalk to a four-story, 6,500-square-foot community Big Game Club.

Just off the Panhandle in Gulf County, the island is lush with 900 natural palm trees and freshwater underground springs, and three locations have natural beaches for quintessential island relaxation. No bridge connects to the mainland; privacy for you and your guests is ensured.

Accessibility is by boat, seaplane, or helicopter; a heliport is on site. For those with private planes, a 4,000-foot-long grass strip is just a mile from the island, and private jets can land at Apalachicola Regional Airport, minutes by air.

On water, Black's Island may be approached from the Intracoastal Waterway or the Gulf of Mexico. Adjacent to the mainland airstrip is a ferry service owned by Black's Island to make the 10-minute journey. There is also an 18-hole golf course and lighted tennis courts available here for guests.



Black's Island includes 26 luxury bungalows connected by a boardwalk to a four-story, 6,500-square-foot community Big Game Club.

© MIKE FULLER GROUP - ALL IMAGES

The island's main dock is 350 feet long, accommodating up to 32-foot boats, but there is ample room for a new owner to construct additional docks. A full-service marina with dry and wet docks is minutes away, as are shops and restaurants.

Luxury is abundant and understated. The bungalows are comprised of 15 one-stories with two bedrooms (one a loft) and two baths and 11 two-stories with three bedrooms and two-and-a-half bathrooms. All have walk-in cedar closets and porches with decks below that open to lushly vegetated sitting areas.

The Big Game Club skillfully combines gentility, contemporary convenience, and mystery. "I designed it like Captain Black would have built it in 1832," says the owner, Bill Koran, who bought the island in 1979, ran it as Camp Nautilus until 1991, then razed the original buildings, added an electrical line to the mainland in 2002, and four years later began building the hurricane-plus-secure structures and redundant infrastructure systems.

During those six years of construction, he spent more than USD 2 million in permitting alone – "plus other stuff that would make a John Grisham novel."

Koran combined five woods for the club's interior as well as slate, granite, and stainless steel. Amenities in and around the club include a putting green with sand traps; pool and spa; hot tubs; massage, steam room, and workout areas; two bars; a bay-level café and full-service kitchen; and observation decks that look out to all edges of the bay.



MIKE FULLER GROUP - ALL IMAGES

Shallow-water redfish, speckled trout, flounder, pompano, and Spanish mackerel call the surrounding gulf home. “You can walk right out your back door and fly fish for them all,” Koran says. “The sea turtles and marine life are second only to the Keys. Birds, from eagles to sand pipers, are abundant. If you’re a birdwatcher or fisherman, you can live your passion from your porch.” Nearby, St. Joseph Peninsula State Park is a 1,900-acre wilderness with hiking trails and campgrounds.

Here, too, is the history of Florida and the making of America. St. Joseph Bay is the site of an early settlement (1513), and the Spanish almost certainly found Black’s Island even before the eponymous captain did. “The oldest map I found is 1575, and the island is on it,” Koran says.

The Spaniards first named it the Island of the Turtles, then allegedly early settlers called it Inch Ruth Key. Native Americans have been here, as have smugglers. Between 1835 and 1842, Port St. Joe was the largest city in Florida and was selected over Tallahassee to host the first State Constitution Convention. Two World War II wrecks are entombed in area waters. “Investing in the island would be like buying a painting or art treasure,” Koran says. “No one else has this.”

“Black’s Island cannot be duplicated again in the U.S. – especially not in Florida,” he adds, noting stringent environmental regulations.

In addition to serving as a destination resort, Black’s Island is also an ideal corporate retreat: Customers and executives are united in one place without feeling confined. “You and your guests feel like you’re in the Caribbean,” Koran says. “But no passport is required.”

For more information, call Rick Lively, 305 797 7233, e-mail him at BlacksIslandVP@gmail.com or visit www.blacksisland.com.



BLACKS ISLAND

St. Joseph Bay, Florida
10.7 acres

PRICE UPON REQUEST

INQUIRIES

Rick Lively
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305 797 7233



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BLACKS ISLAND - FLORIDA, USA | 69.

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FANNY KEY - MARATHON, FLORIDA

AN ISLAND LIFESTYLE WITH MAINLAND COMFORTS

Fanny Key, a 1.7-acre private island near Marathon, Florida, offers the ultimate island living experience coupled with the comforts of home. Located only 750 feet off the coast, the island features the convenience of electricity, running water, and telephone service sourced from the mainland.

The island also sports a two-story, split-plan home with four bedrooms and two-and-a-half baths. Exquisitely furnished, it comes completely ready to move in. Residents can enjoy a dip in the freshwater pool or experience the Florida waters in the seclusion of the island's private lagoon. Guest quarters on the island offer plenty of room for hosting family and friends, as well as a caretaker's apartment with a bedroom,



Striking the perfect balance between privacy and convenience, Fanny Key is a unique opportunity to experience island lifestyle with ease, comfort, and affordability.

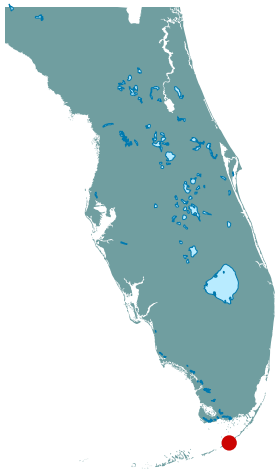


full kitchen, and full bath. Gorgeous wrap-around balconies and a 1,600 sq ft roof deck allow you to savor majestic 360-degree open-water views and breathtaking sunsets.

Three full docks deliver ample room for recreation, parking, and visitors. The main dock is equipped with running water and 50-amp electrical service. Fanny Key also includes a dock on the mainland, complete with parking, boat storage, and 50-amp electrical service.

The property comes with a mainland parcel in Marathon that has parking and a 24-foot pontoon boat for quick access to and from the island. Marathon is known for its tropical climate and bountiful reefs, attracting visitors for the exceptional sport fishing, diving, snorkeling, spearfishing, and lobster hunting. Fanny Key's central location is about an hour's drive north from Key West or south from Key Largo, and the city of Marathon has its own airport, restaurants, and shopping – creating plenty of opportunities for fun-filled day trips.

With its tantalizing combination of privacy, convenience, and affordability, Fanny Key provides a unique opportunity to embark on a comfortable, new island life.



FANNY KEY

Marathon, Florida Keys
2 acres

USD 6,990,000

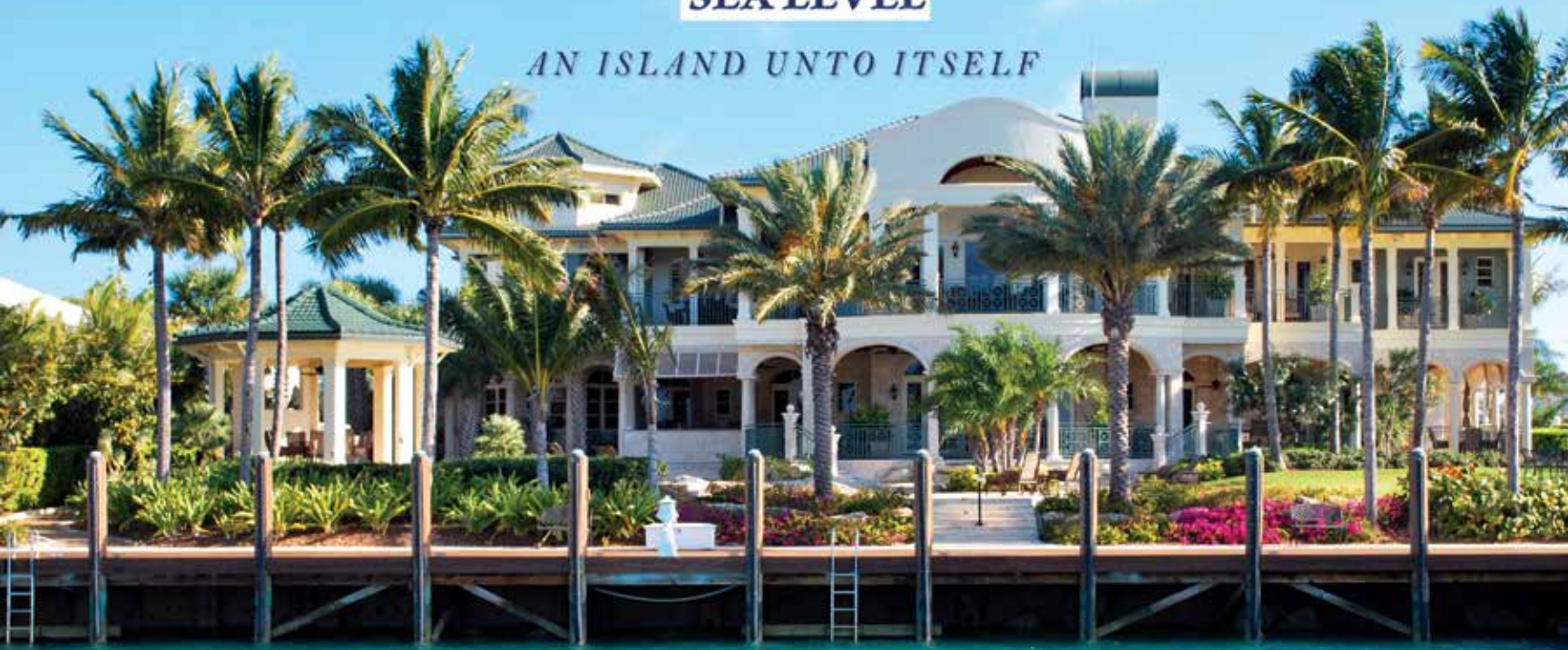
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Top 10 reasons why so many have made The Bahamas home:

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- US and Bahamian currency is at parity and freely exchanged
- Modern health care services
- State-of-the-art infrastructure and telecommunications
- Internationally accredited schools
- English-speaking nation with skilled workforce

For price call Jason McCarroll
at Seaview Properties



RETURN TO INNOCENCE

INNOCENCE ISLAND - EXUMAS, BAHMAS

By David M. Brown

Few places on Earth can rival the beauty gifted to a small group of islands known as The Exumas, home to world-renowned celebrities such as The Aga Khan, Johnny Depp, David Copperfield and Tim McGraw.

To gaze upon this artist's palette of colors is truly to encounter paradise. Pristine white sand beaches, shimmering turquoise waters, endless horizons and diamond studded sapphire night skies....all viewed from the privacy of your own 681 acre island.

Innocence is one of the Bahamas' largest private islands: 681 acres of quiet beaches, fertile fields from centuries of farming, hills, lush palms and flora, and premiere accommodations – awash in simplicity and serenity.

The island even has a flock of sheep from those farming days, when workers produced a wide range of fruits, vegetables, and animal products for Nassau markets – suggesting that the island could one day become a self-sustainable resort.

Positioned 90 feet above sea level, the six-bedroom, six-bathroom Main House provides the center for island activities with beauty and style. It includes a full-service kitchen, multiple dining spaces and salons, a

pool, and watchtowers. Nearby is a staff house, a dock with a covered lounging area, and other support buildings. An adjacent hillside building has a gym with a yoga and meditation deck overlooking the bay.

“The island's rare elevations, combined with its secluded location on the Great Bahama bank, result in some of the most stunning views and a sense you have found yourself at the end of the earth,” says John Toker, a co-partner/owner with Peter Whitehead, in the Great Exuma-based company The Good Life Bahamas Ltd., which manages rental and marketing for Innocence Island.

Dining is based on guests' preferences, whether that means personal chefs or provisions for self-catering. “Whether you end up eating grouper or pasta might also depend on what you catch,” Whitehead says. “Those wishing complete seclusion can have the island stocked. They are then left all to themselves in their private paradise.”

Many adventures await: snorkeling, diving, sea kayaking, paddleboarding, sailing, hiking, jogging and mountain biking on 15 miles of nature trails, enjoying the beaches, fishing, yoga, and birdwatching.

A 25-foot Carolina skiff, skippered by the island's captain, is available for a picnic excursion to the sandbanks or exploring around the

INNOCENCE ISLAND, BAHAMAS | 75



“This is the ultimate place to practice the art of relaxation....swim, dive or fish in
the crystal clear waters of the world renowned Exuma Cays.”





island. For deep-sea fishing or shallow-water bonefishing, a charter can be organized.

“It all means uncompromised escape and relaxation and exploring nature as Columbus found it 500 years ago,” Toker says. “You feel as if you have found yourself in a whole other world—even another time.”

Getting to Innocence Island is easy. For small aircraft, the island has its own 2,500 ft tarmac airstrip. For larger charters, George Town, the capital of nearby Great Exuma, is accessible by air from Nassau, Miami, Fort Lauderdale, Atlanta, and Toronto. From Exuma International Airport in George Town, a wheeled or amphibious charter will bring you to Innocence Island, about 20 miles away. Or, take a taxi from George Town to Little Exuma, connected to Great Exuma via bridge, and then make the half-hour boat ride to the island.

“We want to make visiting Innocence possible for many who would enjoy the experience of having an island all to themselves,” Whitehead says. Seasonal rates, not including provisioning, are Nov. 1 to April 31, USD 6,500 per night, for up to eight people, with a two-night minimum. From May 1 through Oct. 31, the cost is USD 5,000 per night, for a maximum of eight people.

Innocence Island, Toker says, is a place of natural beauty “where you have freedom, the opportunity for adventure, and the chance to live out childhood dreams in a world that is seemingly all your own.”

For more information on Innocence Island, contact John Toker or Peter Whitehead | purveyor of the good life | great exuma | (242) 357-0540 | John Toker, johnnt@thegoodlifebahamas.com or Peter Whitehead, peterw@thegoodlifebahamas.com.

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In the 1940's George Mosko took over the company and over the past 60+ years he has grown it into one of the largest construction/development groups in the Bahamas. His sons, Jim, John and Milton took over the management of the group a few years ago and are now developing it even

further, having developed or been involved with the most notable projects in the country.

Today this family leads some of the largest, most capable and experienced building and construction companies in the Bahamas. Having grown with the Bahamas, the group has demonstrated its capability and capacity to overcome any obstacle.

Mosko Group has grown over the past 85 years into the industry leader, managing a diverse portfolio of real estate and construction-related businesses.

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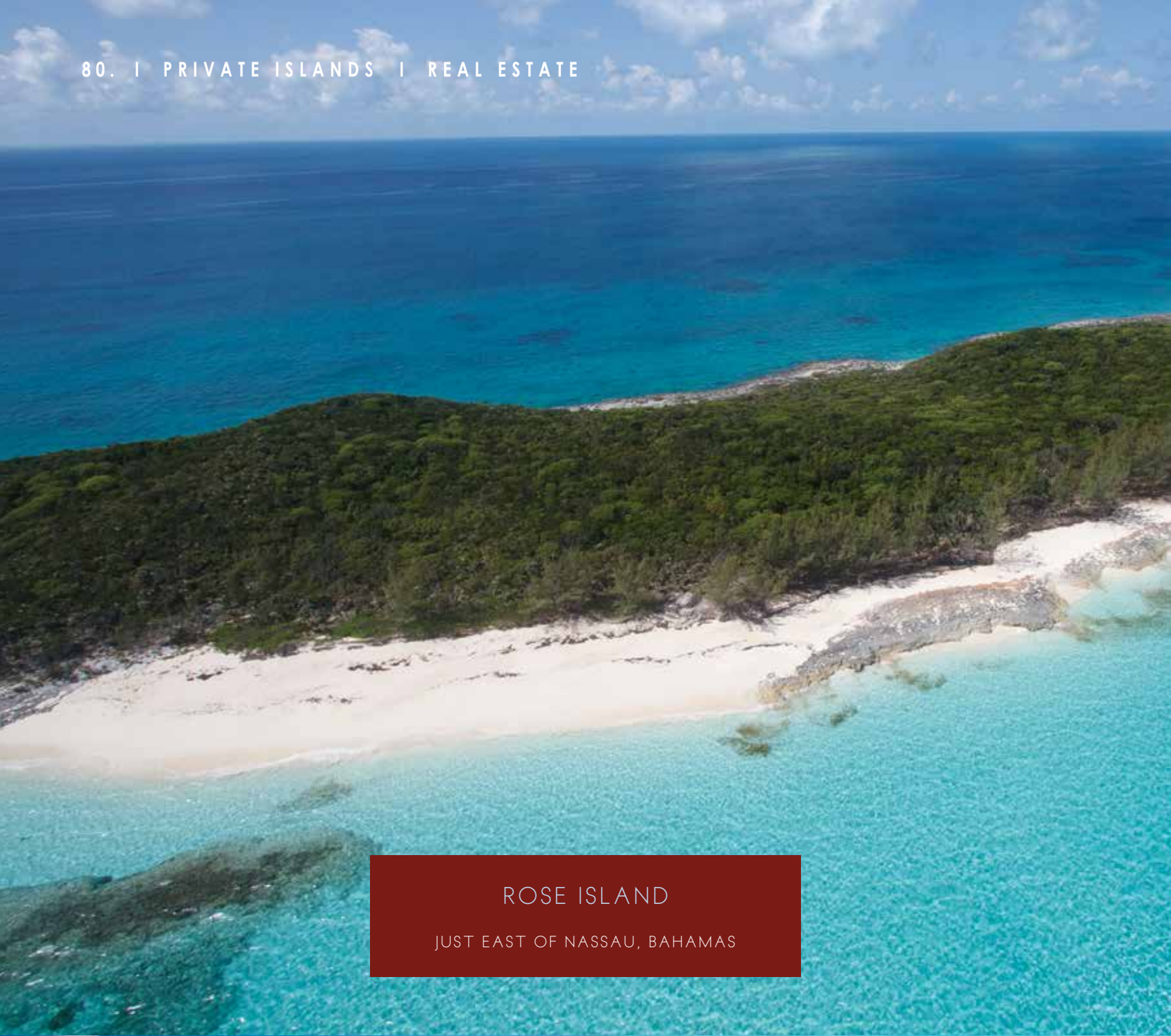
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Private Islands Brokerage offers unparalleled industry knowledge to those interested in buying, selling or marketing private islands. Owned and operated by Cross & Mosko Real Estate & Development Company, Private Islands Brokerage's CEO, Kevin Cross, is a licensed broker and appraiser who brings 20 years of experience in the Bahamas real estate market. His business partner, James Mosko, President of the Mosko Group, brings a formidable background in the development world. Together with the brokerage's exclusive affiliate, Private Islands Inc., every aspect of private islands is covered, from sales, rentals, marketing and appraisals to development, maintenance and consulting. Private Islands Brokerage is truly a full-service brokerage with the experience and connections to help manage every aspect of private island real estate.

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NASSAU, BAHAMAS - TORONTO, CANADA



ROSE ISLAND

JUST EAST OF NASSAU, BAHAMAS





High quality undeveloped Bahamian land is getting harder and harder to come by, making great local opportunities more and more of a rarity. Now a prime 60-acre parcel on the Bahamas' Rose Island can be yours, offering not only endless possibilities for development, but very close proximity to civilization.

Despite being located just ten miles from Nassau (and around 40 from Harbour and Eleuthera Islands), this special untamed parcel on the eastern half of Rose Island has the remote and tranquil feel of an out islands experience. The long strip's northern side has a mixed rocky and beach shore, while its south side has rocky deep water frontage – where the potential exists, with approval, for the creation of a breakwater for docks.

The fact that you'll be the first to develop this Rose Island parcel land means its possibilities are limited only by your wildest imagination. The seclusion of the setting means that power will be generator-driven, and water will come from either a rain water tank or water maker.

Rose Island is famed with boaters for its crystal clear waters. Divers love it for its vibrant coral reefs and abundant marine life, while the deep waters surrounding it are perfect for drop bottom fishing. The island is also used as a station for trained dolphin encounters.

While it may still be virgin in terms of development, Rose Island even comes with its own Hollywood pedigree. In 1965, it served as the crash landing site of the Vulcan Bomber in the James Bond film "Thunderball," starring Sean Connery.

With Nassau just ten miles away, access to the world is remarkably close to Rose Island. More than 20 airlines offer scores of direct flights from around the world into Nassau's Lynden Pindling International Airport. Even closer is Paradise Island, home to the famed Atlantis Paradise Island resort – itself a backdrop for the 2006 James Bond film "Casino Royale," starring Daniel Craig.

This unique Bahamian lot is priced at USD 6,499,000.

**ROSE ISLAND PARCEL**

Just East of Nassau, Bahamas
60 acres

USD 6,499,000

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LEAF CAY - EXUMAS, BAHAMAS

A UNIQUE ISLAND DEVELOPMENT IN THE EXUMA CAYS

By Yvonne Gordon

With some 365 cays – one for every day of the year – the Exumas deliver all of the ingredients for an island paradise: pristine sandy beaches, crystal-clear waters and year-round warm temperatures.

Located in the Exumas, Leaf Cay is a 15-acre Caribbean island, just 70 miles southeast of Nassau, Bahamas and only 250 miles southeast of Florida's Ft. Lauderdale and Miami area. The island has views over clear turquoise waters, sandbars and neighbouring islands like Staniel Cay, Big Majors and Sampson Cay, and it enjoys protection from the surrounding islands.

Leaf Cay is for sale as a unique investment island property

which is fully approved for development. Government approval and an Environmental Impact Statement are in place for the development of a resort with eight private beachfront villas with infinity pools, 20 seaside townhome villas with infinity pools, 10 tree-top bungalows, three yachtsman's cottages and 30 overwater bungalow suites, each with an infinity plunge pool.

There is also approval for the development of a 60-berth full-service marina with boat lifts, stores, entertainment areas, tennis courts, a public pool, a restaurant/bar, and a dive shop for scuba diving. In addition, ownership of the popular 110' mega yacht Island Time may be included in the purchase deal.



“It is also one of the very few freehold title properties in the Exumas, and the only island with an underwater power cable connecting it to the main grid. The exciting plans for the resort include the only over-water bungalows in this part of the world.”

The boutique resort project has attracted worldwide interest and has been featured on the new hit TV show Island Hunters on the HGTV Network. Leaf Cay partners are currently considering either a financial joint venture partner or a possible complete sale of the complete island and project, with all approvals and plans in place.

Leaf Cay Partners are also reviewing the option of branding partners for this development. The island has a freehold title and is the only private island with an underwater power line to the mainland connected to the BEC power grid. All contractors, architects and site plans are confirmed and there is also a management team for the project.

Leaf Cay is just 80 miles southeast of Nassau and Staniel Cay, which has a runway, is just five minutes away by boat. Flight time from Fort Lauderdale or Miami is just over one hour.

There are several species of bird life on the island and the local waters teem with stingrays, eagle rays, nurse sharks and a variety of fish. Activities in the area include swimming, snorkelling, diving, reefs, cliffs and deep-sea fishing and the best bonefishing in the Exumas. Nearby are the now famous swimming pigs and the Thunderball Grotto. The area is also popular for sailing and boating.

Leaf Cay partner, Peter Vazquez says that the project offers a buyer

or investment or branding partner a unique opportunity for a turn key project. "This island is in one of the most beautiful areas in the world – the Exumas – and it's surrounded by endless turquoise waters," he says. "It is also one of the very few freehold title properties in the Exumas, and the only island with an underwater power cable connecting it to the main grid. The exciting plans for the resort include the only over-water bungalows in this part of the world."

For more information, visit www.leafcayresort.com or email Peter Vazquez at leafcayresort@aol.com.



LEAF CAY

Exumas, Bahamas
15 acres

PRICE UPON REQUEST

INQUIRIES

Peter Vazquez
leafcayresort@aol.com

ISLAND TIME

Length: 110' Staterooms: 4 Sleeps: 10





OCEANFRONT PROPERTY

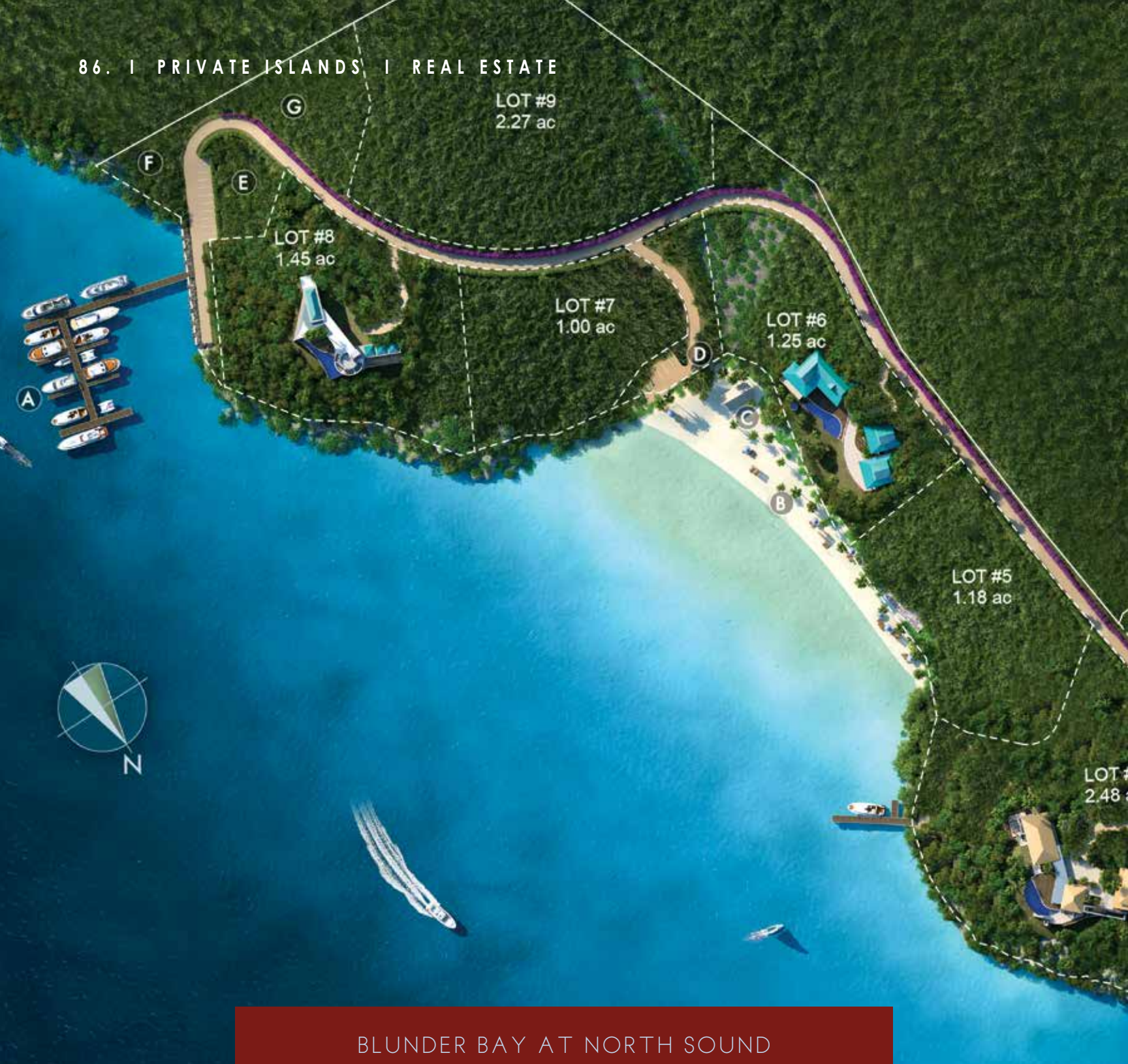
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BLUNDER BAY AT NORTH SOUND

LUXURY WATERFRONT LIVING IN THE BRITISH VIRGIN ISLANDS

If you've long dreamed of finding your own special space in the British Virgin Islands, now's your chance. The fantastic Blunder Bay Estates project consists of 10 spectacular home sites in Virgin Gorda with views of neighboring island superstars like Mosquito, Eustacia, and Necker.

Ensnconced in the exclusive North Sound peninsula (known as a playground for mega-yachts), Blunder Bay Estates has been designed as a secluded luxury residential community. Ranging in size from 1 acre to more than 2.25 acres, the 10 sea-accessible lots include four properties that are set on two different white-sand beaches, three

oceanfront properties, two hillside properties, and one ocean bluff property.

Four of these will have 80-foot private docks, while the others will share a dedicated marina dock with 12 dedicated slips, five berths for visitors and operations, and a barge ramp. Each of Blunder Bay Estates' lots will have its own underground utilities and high-speed internet access, as well as individual wastewater treatment plants. To provide crystal-clear water for the community, a private desalination plant will be constructed. Other planned community perks include a BBQ, a pizza

ESTATE AMENITIES

- (A) Dedicated Docks for Residents and Visitors
- (B) Community Beach with Pergolas
- (C) BBQ and Watersports Beach Pavilion
- (D) Community Beach access and Parking
- (E) Estate Manager Residence Site
- (F) Desalination Plant Site
- (G) Generator House and Estate Workshop



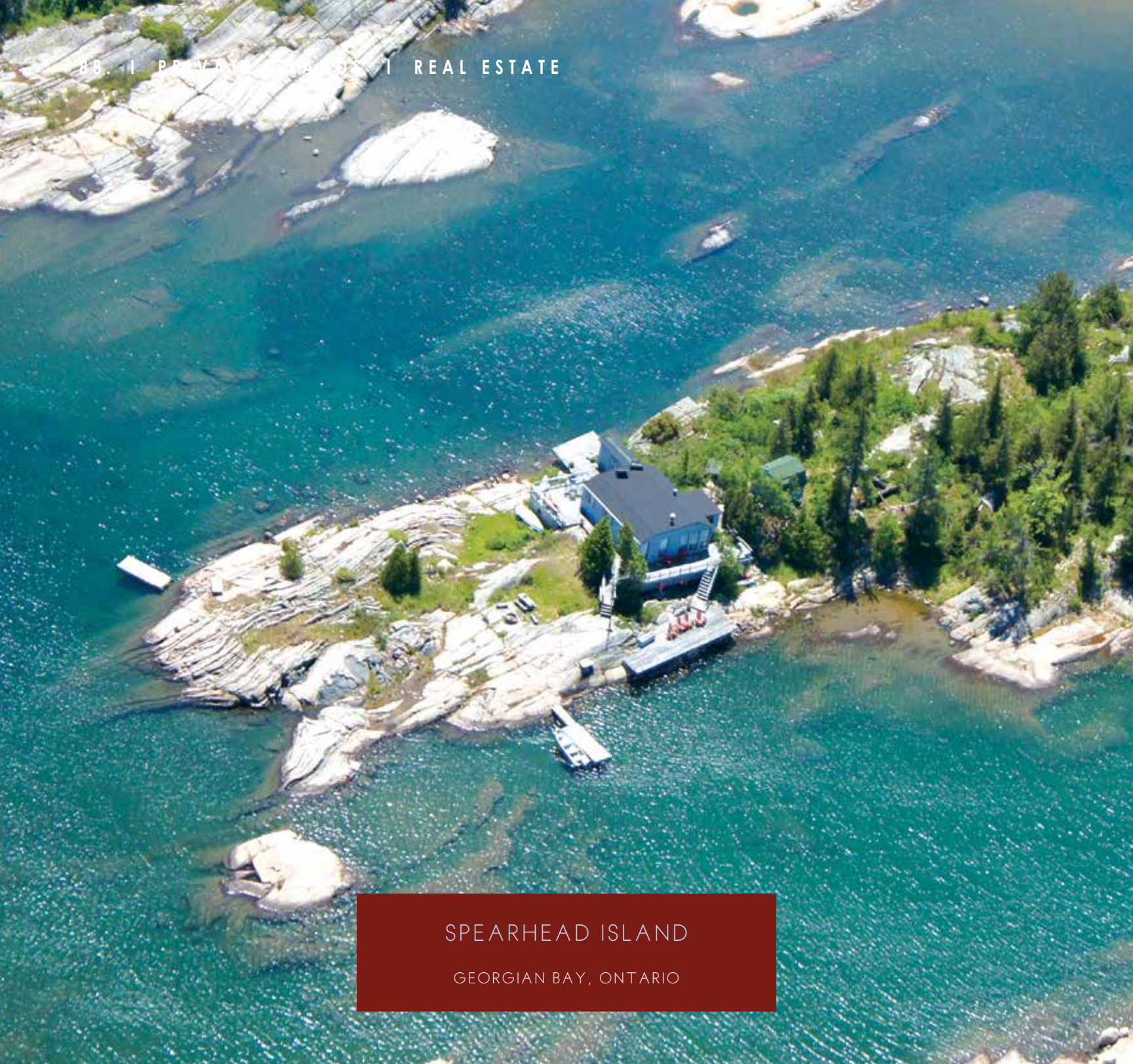
The fantastic Blunder Bay Estates project consists of 10 spectacular home sites in Virgin Gorda with views of neighboring island superstars like Mosquito and Necker.

oven, a water sports recreation pavilion, and a beach with pergolas. A 12-foot-wide road within a 24-foot-wide easement will provide access to each of the lots. In addition, a Managers Residence will be built, allowing for the manager to be resident on site, meeting the needs of all home owners.

Blunder Bay Estates' board of directors and project management team consist of long-established British Virgin Islands business owners with solid collective experience in construction, insurance, and finance. The project is designed to be ecologically sensitive, with an environmental team headed up by a leading expert in marine biology.

An experienced UK chartered accountant with international expertise in construction, real estate, marine development, and tourism serves as the finance director. The 20.75 total acres of leasehold land has a lease term of 99 plus 99 years, effective January 1, 2013. Many of the project's approvals, including those for its electricity grid and beach replenishment, have already been secured.

For more information about Blunder Bay Estates and to secure your spot in this exciting British Virgin Islands enclave, contact Ron Brash at ronald.brash@blunderbayestates.com or (284) 547 5883.



SPEARHEAD ISLAND

GEORGIAN BAY, ONTARIO





Spearhead Island, a private island just over an acre in size, rests in the crystal-clear water of the Crown Islets and features an expansive view over Georgian Bay.

Its cottage offers three bedrooms, a living and sitting room with beautiful pine interiors, a three-piece bathroom, and a kitchen equipped with a propane fridge and stove. The island is also suited with solar and generator power for electricity. Most furnishings are included in the purchase of the island, making the property ready for immediate use.

With three decks on site, Spearhead offers many opportunities to take in the natural surroundings. A spacious wrap-around deck serves as an ideal perch for enjoying sunsets and water gazing. Two floating docks with deep-water access provide excellent protected shelter.

The Killbear Marina is only 15-20 minutes away by boat.



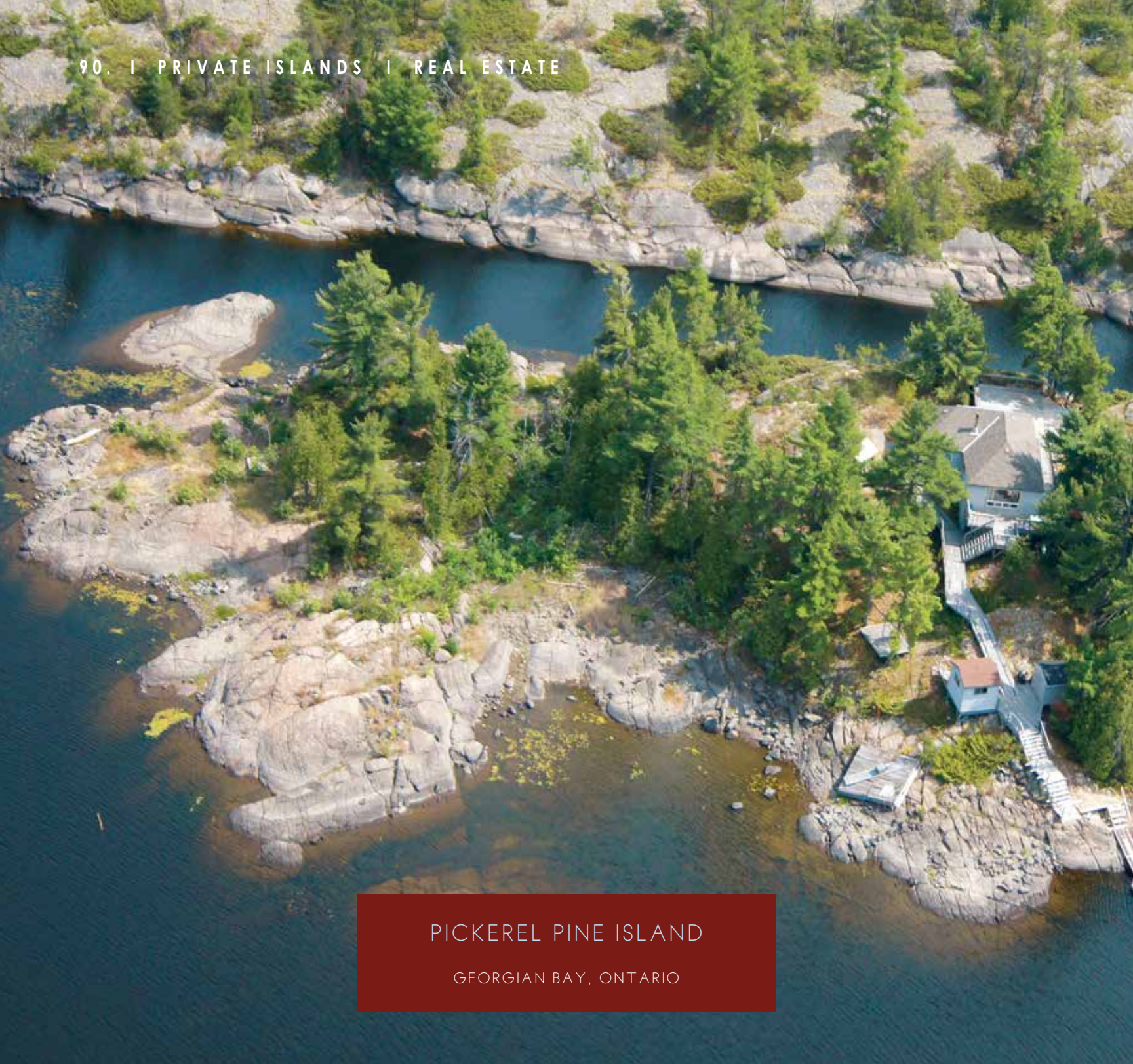
SPEARHEAD ISLAND

Georgian Bay, Ontario
1.08 acres

CAD 675,000

INQUIRIES

Michael Gerhardt
Broker of Record
M. Gerhardt Real Estate Limited
43 James St.
Tel: 705 746 4221
Toll free: 1 800 380 4636
www.gerhardt-realestate.com



PICKEREL PINE ISLAND

GEORGIAN BAY, ONTARIO





Pickerel Pine Island, a 1.77-acre private island with two well-maintained cottages, has an ideal Georgian Bay location for exploring the many waterways of the Pickerel and French River systems. Easily accessible by boat from the nearby Pickerel River Marina at Highway 69, the property strikes the perfect balance of privacy and practicality.

Its main cottage is in excellent condition. With a beautiful pine interior, it offers two bedrooms, a loft, a bright kitchen, a three-piece bathroom, and an open-concept living and dining area with a wood stove. Its newly built guest cottage has one bedroom, a two-piece washroom, and a living room with a wood stove. Most furniture and appliances are included in the property purchase.

Power for both cottages comes from a solar system with 14 batteries, a generator, and a self-contained propane-equipped system. Other amenities include two storage sheds, a floating boat dock, and an 18-foot boat with 60-horsepower outboard motor.



PICKEREL PINE ISLAND

Georgian Bay, Ontario
1.77 acres

CAD 435,000

INQUIRIES

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www.gerhardt-realestate.com





MOTU OPUOU

EUR 600, 000 | FRENCH POLYNESIA, SOUTH PACIFIC | 1.2 ACRES

Motu Opuou is a private island, just over an acre in size, located in the lagoon of Raiatea, Tahaa - the largest lagoon of French Polynesia in the Windward Islands. Small but pristine, this quaint property is easy to maintain, and completely free of mosquitoes and sand flies. Nestled between two larger islands, it is protected from prevailing winds. A 5-7 foot-deep channel that leads directly to its beach makes the island easily accessible. 70% of the island's periphery is surrounded by white sand beach. Iron wood, coconut trees, and a variety of vegetation and bushes are planted throughout.

A barrier reef 1500 feet from the island's shoreline ensures crystal clear and constantly rejuvenated waters. The turquoise lagoon waters are ideal for windsurfing, kiting, surfing, and various forms of fishing.

Motu Opuou is 10 minutes by boat from Patio Village, Tahaa, and 30 minutes from Uturoa, the capital of Raiatea, where the local airport can be found.

WWW.PRIVATEISLANDSONLINE.COM/ISLANDS/OPUOO-ISLAND



PORTOFINO CAYE

USD 3,500,000 | BELIZE, CENTRAL AMERICA | 7.5 ACRES

Portofino Caye is a 7.5-acre caye boasting 3 well-appointed villas, separate staff quarters, a large dining/lounge palapa, 6 gazebos, commercial grade kitchen facilities, a secluded plunge pool, a private and enclosed marina, as well as over 1/4 of a mile of piers and decks - including the longest private pier in Belize. Offered fully furnished and with all current island equipment, the property is 100% turnkey.

The caye is located 9 miles off the coast of central Belize within the World Heritage Site of South Water Caye Marine Reserve.

With the second-largest reef in the world only a few minutes away, incredible diving, snorkelling and other water related activities abound. Portofino is ideally situated about four miles inside the reef affording the caye protection from passing storms and rough seas.

The nearest towns are Dangriga, Hopkins, and Sittee River. Mainland activities include exploring Maya ruins, helicopter tours, river and cave tubing, and jungle zip-lining.

JOHN ESTEPHAN | EMERALDBELIZE2006@YAHOO.COM | 011 501 670 6818



BLACKBIRD CAYE

USD 950,000 | BELIZE, CENTRAL AMERICA | 1 ACRE

Located just 8.5 Miles from Belize City, Blackbird Caye lies along the protected waters of St. George's Caye Inner Channel. Deeded just under 1 acre, but occupying over 3 acres with protected shore lines, a pier and dock for owner's vessel or those of guests, the island is easy to get to, easy to maintain and, best of all, easy to enjoy.

The home offers a charming living environment with an open living area, kitchen, dining area, full bath and living room. An open-front verandah greets guests as they approach the residence and an interior stairway leads to the 2 comfortable bedrooms and full baths up top.

The property is tastefully landscaped, using indigenous flora that is acclimated to the environment and requiring little attention. Turnkey, meticulously up-kept, and fully-equipped with a generator, water cistern, pump, and caretaker's quarters, Blackbird Caye is ready for immediate use.

JOHN ESTEPHAN | EMERALDBELIZE2006@YAHOO.COM | 011 501 670 6818



LITTLE BOKEELIA ISLAND

USD 29,500,000 | FLORIDA, USA | 104 ACRES

Over 100 acres of splendor offering majestic tropical living. From the Spanish-style estate home featuring a private guest wing to the old Florida village, you are sure to be overcome with a sense of peace and serenity the moment you step off your boat.

Klaus Lang | Klauslang@michaelsaunders.com | 941 320 1223



BLACK'S ISLAND

PRICE UPON REQUEST | FLORIDA, USA | 7.2 ACRES

A spectacular tropical island development featuring a club house, putting greens, and 26 separate luxury units. Available for full or partial sale. Located on Florida's Coast, a beautiful and secluded region with renowned beaches and picturesque sunsets.

Rick Lively | BlacksIslandVP@gmail.com | 305 797 7233



FANNY KEY

USD 6,990,000 | FLORIDA, USA | 1.7 ACRES

A private coral island in the Florida Keys, only 750' from the mainland. Features a 2-story, 3-bedroom, 2-bath, split-plan home that comes furnished. The island comes complete with its own running water, electric and phone service from the Mainland.

Thomas J. Palumbo | tjp@islandsrealty.net | 321 779 3800



BAYVIEW ISLAND

USD 8,995,000 | FLORIDA, USA | 1.14 ACRES

A private paradise of 1.14 acres connected to the mainland by a land bridge driveway. Property features include a heated in-ground salt water swimming pool, full-size tennis court, detached garage with a top-floor guest apartment, and magnificent home.

Tracy Eisnaugle | tracy.eisnaugle@sothebysrealty.com | 941 232 3358



ROSE ISLAND PARCEL

USD 6,499,000 | BAHAMAS, CARIBBEAN | 60 ACRES

A 60 acre parcel of land towards the eastern end of Rose Island. The property has good elevations and some beachfront. The coastline to the south is rocky shoreline. Ideal for a weekend/holiday retreat offering privacy and tranquillity.

Kevin Cross | kcross@gmail.com | 242 457 1284



BIRD CAY

USD 11,900,000 | BAHAMAS, CARIBBEAN | 250 ACRES

Tropical island located in the Berry Islands chain, 30 min. from Nassau. A two-story main residence overlooks the ocean and swimming pool. Five waterfront cottages and guest house overlooking Whale Cay.

Kevin Cross | kcross@gmail.com | 242 457 1284



MANTA CAYE

USD 5,500,000 | BELIZE, CENTRAL AMERICA | 8.21 ACRES

Located on the breathtaking Glover's Atoll, Manta Caye is the site of a former resort of the same name. The resort has since been closed, but the infrastructure remains and can easily be revived. The resort once catered to the hard-core diver seeking the world's best diving location.

The island is currently inhabited by a caretaker that keeps the island in good, clean condition. The island seems best suited for another dive resort or a private estate. Yachts frequent the Glover's Atoll on their way between Guatemala and the rest of the Caribbean. They'll often moor overnight within the protection and pristine waters of the Atoll. Access to Manta Caye is best by helicopter, which is roughly a 35 minute ride from Belize City. Most small resorts currently operating on the Atoll transfer their guests from Dangriga - roughly a 1.5 hour ride by larger speed boat.

If your search is for absolute paradise, this could be it.

JOHN ESTEPHAN | EMERALDBELIZE2006@YAHOO.COM | 011 501 670 6818



PEROT'S ISLAND

USD 15,000,000 | BERMUDA, CARIBBEAN | 8.16 ACRES

This fully landscaped Private Island is located on sparkling Riddell's Bay. The 13,500 sq ft Bermudian stone manor house and property are charming and expansive. Perfect for the active lifestyle enthusiast or those who want to enjoy quiet serenity.

<http://www.privateislandsonline.com/islands/perots-island-bermuda>



MOTUKAWAITI ISLAND

PRICE UPON REQUEST | NEW ZEALAND, SOUTH PACIFIC | 93 ACRES

Three freehold titles going as a whole! A luxury resort on a sprawling private property, including a spa, sauna, commercial kitchen, and swimming pool. This is a once in a lifetime opportunity to own your own escape in Bay of Islands.

Harry Wang | motukawaiti@sina.com | 00 64 21 1605863



LEAF CAY

PRICE UPON REQUEST | BAHAMAS, CARIBBEAN | 25 ACRES

Leaf Cay is located just 70 miles Southeast of the world famous Nassau, Bahamas, and only 250 miles Southeast of Florida's Ft. Lauderdale and Miami area. Permits in place for a full resort/private villas development. Very close to Staniel Cay.

Peter Vazquez | leafcayresort@aol.com | 242 524 8027



325 LITTLE HARBOR ISLAND

USD 7,600,000 | NEW HAMPSHIRE, USA | 12 ACRES

12 acres accessed by a Private bridge with spectacular 360 degree water views. One mile from both Portsmouth city and the Wentworth by the Sea Hotel and Country Club. Two piers and float systems are located in a protected Harbor.

Janet Sylvester | janet.sylvester@comcast.net



HARBOR ISLAND

USD 1,245,000 | VERMONT, USA | 2.5 ACRES

Harbor Island is connected to the mainland by a causeway and has elevated 180 degree views of the surrounding area. Featuring an adirondack lodge style contemporary house with a new kitchen, private master bedroom, and view deck facing the lake.

Kathy O'Brien | kathy@kathyobrien.com | 802 846 7835



CASCO BAY ISLAND

CAD 1,400,000 | MAINE, USA/NB CANADA | 41 ACRES

Casco Bay Island features a cedar log home and wharf designed for year-round use. Solar power and propane generator. The island is geographically diverse, with several protected coves, high bluffs, meadows, a marsh, and several beaches.

Mike Kaiser | info@cascobayisland.com



POND COVE ISLAND

USD 1,275,000 | MAINE, USA | 58 ACRES

Pond Cove is a 58-acre island with several beaches, scenic ledges, thick spruce and fir trees, and many walking paths. The ocean water is deep on the south side, but shallow on about half the island.

A cozy, low maintenance two-story 960 square foot “salt box” style cottage looks out to open ocean on the southwest. Sitting 25 feet above the level of the ocean, it is 100 ft from the shore with a small deck facing the ocean. It has weathered cedar shingle siding with asphalt roof shingles.

Two outbuildings include a cottage with a single bunk and tool storage area, as well as shed with a double bed positioned well away from the cottage off to the east in dense woods. Water for the shower and cleaning is rain water caught in a large cistern and then pumped into the cottage. Electric power, when desired, is by generator.

GLENN JACKSON | GLENN@GLENNJACKSON.COM | 207 942 7447



ETTA'S ISLAND

USD 479,500 | MAINE, USA | 4 ACRES

Etta's Island is a private, 4-acre sprawling island estate with walking trails, outbuildings and 2 rustic cabins. The property comes with a 1/2 acre mainland parcel that includes parking, as well as a sturdy raft with rope and come-along accommodating people and supplies from mainland to island. It features 2 buildings, 5 bedrooms, and 1 1/2 bathrooms. Fully-furnished, and suited with electricity, phone service, hot water, and 2 wood stoves, it is ready for immediate use.

Ideal for family fun, corporate retreats, or private sanctuary, the location is perfect for boating, swimming, ice fishing, bass fishing, and is home to wildlife including eagles, beavers, otters, and loons. For those looking to get out, the property is 1.5 hours from Bangor shopping, Moosehead Lake, Katahdin, Appalachian Trail, Acadia and Baxter State Parks, the Alagash, as well as many excellent sites for hiking, fishing, boating, rock climbing, and camping.

ZACHARY MALLOY | ZACHMALLOY@ERADAWSON.COM | 207 951 4712



DESJARDINS ISLAND PARCEL

CAD 475,000 | ONTARIO, CANADA | 4.3 ACRES

Desjardins Island Parcel is a 4.3-acre plot on the west-half of a gorgeous Georgian Bay Island in Bayfield. Extensive water frontage of 2,350 feet provides an excellent setting for taking in the expansive and refreshing Canadian waters. This is a rare listing and must be seen to be appreciated.

Truly a hidden gem, the island features privacy with a scenic west view for gorgeous sunsets. It is developed with a cozy 12'4 x 8'5 log cabin nestled among Pine trees. The cabin features a romantic 15'5 x 8'7 loft and is readily equipped with electricity. Purchase includes all furnishings, and a 20' x 8' boat dock, making the property entirely suited for convenient and immediate use.

There is good deep water docking and easy access from a nearby marina, allowing this island to serve as an excellent hub for boating, swimming, and fishing: all the best of Georgian Bay recreation.

MICHAEL GERHARDT | GERHARDT65@GMAIL.COM | 705 746 4221



MASSON ISLAND

CAD 2,725,000 | ONTARIO, CANADA | 6.5 ACRES

A stunning showcase family compound sited on a 6.5 acre outer island. Featuring a 3-bedroom main cottage, a 2-bedroom water-side guest cottage, a canvas-walled bunkie, designer sauna, dry dock boat house and 2 deep water harbours.

George Webster | george.webster@moffatdunlap.com | 416 938 9350

KENILWORTH ISLAND

CAD 2,680,000 | ONTARIO, CANADA | 5 ACRES

Sited on the south shore of a 5 acre island in Sturgeon Bay, Kenilworth features an adirondack style family compound with a log & cedar shingle main lodge, a pavilion, 2 sleeping cottages and over 7,000 sq ft of living space including decks & breezeways.

George Webster | george.webster@moffatdunlap.com | 416 938 9350

BAY ISLAND

CAD 2,850,000 | ONTARIO, CANADA | 4.5 ACRES

Located in Sans Souci, this 4.5-acre island is in turnkey condition and features a 2,600 sq ft 5-bedroom cottage, a 1-bedroom cottage, a workout cabin, a large dry-dock boathouse, and a deep-water, protected harbour with 2 docks and a water slide.

George Webster | george.webster@moffatdunlap.com | 416 938 9350

WOODMERE ISLAND

USD 7,895,000 | ONTARIO, CANADA | 5.35 ACRES

Located on southern Lake Rosseau, this 5.35-acre island sleeps 30+ people in cottages and Adirondack-styled guest cabins, idyllically positioned to best afford privacy for their occupants. This island includes deeded docking and mainland parking.

Paul Heenan | paul@theheenanteam.com | 416 258 2424

SPEARHEAD ISLAND

CAD 3,160,000 | ONTARIO, CANADA | 24.12 ACRES

This Georgian Bay island features a three-bedroom cottage with living & sitting room, pine interiors, three-piece bathroom, a kitchen, spacious wrap-around deck and two floating docks with deep-water access. Only 15 minutes from Killbear marina.

Michael Gerhardt | gerhardt65@gmail.com | 705 746 4221

PICKEREL PINE ISLAND

CAD 435,000 | ONTARIO, CANADA | 1.77 ACRES

Featuring a main cottage with two bedrooms, loft, bright kitchen, three-piece bathroom and living & dining area. The new guest cottage has one bedroom, a two-piece washroom and living room. Also included are a floating boat dock and a 18-foot boat.

Michael Gerhardt | gerhardt65@gmail.com | 705 746 4221



CHARLEBOIS ISLAND

CAD 6,350,000 | ONTARIO, CANADA | 7 ACRES

South-western facing Georgian Bay Island with 8 municipally approved waterfront lots in the exclusive area of Wah Wah Taysee. Located South of O'Donnell Point and North of Big David Sound. Spectacular views to Christian, Hope and Giant's Tomb.

George Webster | george.webster@rogers.com | 416 938 9350



KISHKADENA ISLAND

CAD 6,350,000 | ONTARIO, CANADA | 7 ACRES

This 7-acre outer island of Georgian Bay sleeps 21 and features a 5,000 sq ft main cottage and covered boat port, a 1,632 sq ft guest cottage, 2 sleeping cabins, a 2-slip boathouse, a boat port, a beach, an outdoor hot tub, and a utility building and gym.

Stewart Metcalfe | stewart.metcalfe@colliers.com | 416 274 8987



MITCHELL ISLAND

CAD 519,000 | QUEBEC, CANADA | 2.4 ACRES

Located in the most prestigious part of Grand Lac Brompton, this island features sandy bays, 2,500 ft of trails, a wood exterior house, European windows, a living room with cathedral ceiling, fireplace, hardwood floors, cozy kitchen and solarium.

Jacinthe Dubé | maison@jacinthedube.com | 819 564 5000



ROUND ISLAND

CAD 437,750 | BRITISH COLUMBIA, CANADA | 7.5 ACRES

An undeveloped Southern Gulf Island located just miles south-east of Ladysmith between Crofton and Chemainus. This island offers unspoiled natural beauty in a very convenient location with quick easy access. There are several spectacular building sites.

Ed Handja | edhandja@bcoceanfront.com | 250 287 2000



SHEWELL ISLAND

CAD 950,000 | BRITISH COLUMBIA, CANADA | 164 ACRES

A private island situated close to Knight Inlet in the entrance to Tribune Channel, one of the most phenomenal regions on the BC coast. Fully forested with a mix of indigenous species with a diverse shoreline and protected bays.

Ed Handja | edhandja@bcoceanfront.com | 250 287 2000



HARLOCK ISLAND

CAD 645,000 | BRITISH COLUMBIA, CANADA | 0.92 ACRES

This island sits on the north tip of Saanich Peninsula with easy access to marina facilities, an international airport and the town of Sidney. Rocky shoreline with pockets of sandy beach and home to a variety of indigenous wildlife, including families of otters.

Ed Handja | edhandja@bcoceanfront.com | 250 287 2000



LEECH ISLAND

CAD 997,500 | BRITISH COLUMBIA, CANADA | 3.3 ACRES

A Southern Gulf Island, located just off the tip of Thetis Island at the west end of the Trincomali Channel. The topography is diverse with large old growth fir and arbutus trees through-out. Offering easy oceanfront access and 50-60 ft elevations.

Ed Handja | edhandja@bcoceanfront.com | 250 287 2000



DUNSMUIR ISLAND

CAD 2,300,000 | BRITISH COLUMBIA, CANADA | 4.75 ACRES

Located in Ladysmith Harbour and only a 2 minute boat ride from picturesque Ladysmith. This island is ready for development and located right next door to the island owned by the Seattle Yacht Club and across from Transfer Beach. A rare find.

Martin Velsen | martin@martinvelsen.com | 250 327 2324



STURT ISLAND

CAD 5,400,000 | BRITISH COLUMBIA, CANADA | 85.6 ACRES

A turnkey and self-sufficient island in Surge Narrows. The main residence is built into a rock ravine near the water's edge and has a 3,400 sq ft main living area. The 800 sq ft log guest cottage has extensive decks and views down Hoskyn Channel.

Ed Handja | edhandja@bcoceanfront.com | 250 287 2000



SUBTLE ISLANDS

PRICE UPON REQUEST | BRITISH COLUMBIA, CANADA | 85 ACRES

One of the finest turnkey island estates in all of BC with a six bedroom, 13,600 sq ft timber-frame main house, a chef quality gourmet kitchen, cathedral style timber-frame showcase "Barn," and many additional accommodations and support buildings.

Mark Lester | mlester@sothebysrealty.ca | 604 632 3345



WHITESTONE ISLANDS

CAD 5,000,000 | BRITISH COLUMBIA, CANADA | 10 ACRES

3 islands and 4 acres on the mainland with mooring for boats up to 200 m. A 6 acre island with newly renovated 3,200 sq ft luxury home overhanging the ocean with municipal power and water. The 2 smaller islands are 0.5 acres and 2,000 sq ft in size.

Nicole Forsythe | nforsythe@jafferinc.com | 780 289 3722



JAMES ISLAND

PRICE UPON REQUEST | BRITISH COLUMBIA, CANADA | 780 ACRES

Located in the Gulf Islands archipelago. Featuring a 5,000 sq ft main residence, 6 charming guest cottages, a sheltered harbor, extensive docking, pool house, media room, western-style village and a Jack Nicklaus 18-hole championship golf course.

Mark Lester | mlester@sothebysrealty.ca | 604 632 3345



SHEEP ISLAND

USD 3,200,000 | BRITISH COLUMBIA, CANADA | 7.5 ACRES

Sheep Island - A Treasured family island. Approximately 7 acres, 3 miles offshore from Sidney, Vancouver Island, British Columbia. Close enough for convenience, but in a different world.

Meandering trails lead to a central meadow with an orchard and 2 ponds. Exploration along the trails leads to rocky ledges, hidden beaches, ancient trees, little nooks and crannies, points and look outs. There is an abundance of wildlife including nesting eagles, deer, mink, otters, seals and passing whales.

Higher elevation sites include views of the outer islands. Amenities include a rocky salt water pool, 2 rustic cabins with boat storage, tool sheds and 2 additional out buildings. 110 ft. deep-water dock with breakwater and inside protection for small sail boats, motor boats and row boats. This is a good location for fishing, crabbing and for cruising and exploring the multitude of islands in the area or taking off for remote northern adventures. A magical place.

CHRISTOPHER NEELLEY | SHEEPISLAND4SALE@YAHOO.COM | 661 917 1910



PELICAN ISLAND

PRICE UPON REQUEST | ANTIGUA, CARIBBEAN | 32 ACRES

Pelican Island offers a rare opportunity to acquire a freehold island in Antigua, one of the Caribbean's leading tourist destinations. The island totals approximately 32 acres, with gently sloping hills and cliffs, forested plateaus and stunning ocean views. Naturally protected on its windward shore by a fringing coral reef, both sides of the island offer sheltered lagoons and extensive beach frontage of warm, white sands.

The island's size, topography and positioning make it an ideal location for a private island resort similar to Necker Island in the British Virgin Islands. The development possibilities for this island are countless.

Pelican Island is supplied with public power and domestic water storage facilities. Located just 150 yards from the mainland and a half-hour boat trip from VC Bird International Airport, the island is easily accessible to international travelers, yet retains a sense of privacy and seclusion.

DOMINIC MURRAY | DOMINICMURRAY@SMITHSGORE.COM | 284 495 5945



NANUYA ISLAND RESORT

USD 2,750,000 | FIJI, SOUTH PACIFIC | 10 ACRES

At ten unforgettable acres on the Northern tip of Nanuya Lai Lai Island, Nanuya Island Resort is one of Fiji's unclaimed treasures. It is one of the Yasawa Islands, situated on the Blue Lagoon, adjacent to Turtle Island. Much like Turtle Island, the resort is extremely popular, generally operating at 90% occupancy. With four deluxe villas and eight traditional tree house bures that are slightly elevated for a fantastic view, Nanuya Island Resort is equipped to accommodate a fair number of people while remaining serene and intimate.

Currently at a 4 star rating, the island has the landscape, facilities, friendly staff, and all of the elements needed to be made into a top rated resort, just as the resorts that neighbor it. Upon visiting the island, you will recognize its pristine beauty, and it is extremely important to the staff that the resort is eco-friendly and avoids over population to prevent damaging its breathtaking environment.

[HTTP://WWW.PRIVATEISLANDSONLINE.COM/ISLANDS/NANUYA-ISLAND-RESORT](http://www.privateislandsonline.com/islands/nanuya-island-resort)



ISLA PALOMA

USD 400,000 | PANAMA, CENTRAL AMERICA | 0.25 ACRES

Located on the north side of Panama in the Bocas Del Toro region, Isla Paloma is a private island under an acre in size, developed with a fully-equipped 2-bedroom house.

The house features loft space, a walk-in closet, 1 bath, a kitchen, dining, pantry, laundry room, garden, workshop, party-shack and beach, boathouse and swim dock. It is built with local hardwood, cana fistula, and is completely furnished. Equipped with new appliances, and stocked with all kitchen ware, bedding and bath linens, it is completely ready to move-in!

The island boasts a white sandy beach, 45' elevation, and is lovingly landscaped with xeriscape design. A variety of tropical birds and exotic tropical plants inhabit the island. Surroundings include a shallow lagoon with a circle of mangroves, as well as a beautiful reef. Magnificent views of the mountain range and spectacular sunrises and sunsets complete this paradise.

RICK AND SHERRY FRAZIER | NADE.EN.EL.MAR@GMAIL.COM | 011 507 6555 1075



MACUATA ISLAND

USD 3,000,000 | FIJI, SOUTH PACIFIC | 100 ACRES

Macuata Island is a paradise getaway 1.5 kilometers from the northern coast of Viti Levu. The last freehold island near Viti Levu for sale, it is an ideal investment opportunity. With year-round sunshine and crystal clear waters this is a true paradise in Fiji.

Approximately 100 acres in size, the island is cone-shaped and rises to approximately 330 ft. It is accessible by boat and a 15 minutes by helicopter from the Nadi International Airport. Volcanic in origin, it sits on a coral reef surrounded by clear blue protected water up to 20 meters deep.

Enjoying a warm, dry climate, white sand beach and spectacular crystal-clear lagoons, Macuata Island is a true barefoot paradise. It is surrounded by an unspoiled tropical reef teeming with fish life and presenting unrivaled opportunities for snorkeling and diving. Deep blue water lies beyond the reef offering best deep sea and reef fishing experiences.

RICK KERMODE | RICK.KERMODE@NZ.KNIGHTFRANK.COM | +64 9 377 3700



KATAFANGA ISLAND

USD\$ 23,000,000 | FIJI, SOUTH PACIFIC | 225 ACRES

Katakafanga Island, also known as the Blue Lagoon, is strategically encircled by a natural 5,000-acre turquoise blue lagoon, and breathtaking sugar-white beaches. The island presents a rare opportunity to own one of the last freehold islands in the South Pacific paradise of Fiji, could be a spectacular home for a world-class resort, which is under development. The majority of the vast infrastructure is completed at a cost of \$20 million.

225 acres of unspoiled beauty, the island is laced by swaying coconut palm trees and runs 1 mile long by 1/3 mile wide, with 150 foot elevations. The impressive coral reef encompassing the island's pristine blue lagoon has a natural opening of 200 feet wide, allowing luxury yachts of over 200-feet to enter and dock in serene protection.

Included in the sales offering are 14 private villas, a runway, ring roads, water reservoir, jetties and employee housing.

BRAM PORTNOY | BRAM.PORTNOY@DESDEMONACAPITAL.COM | 720 989 4686



NEPTUNE'S NEST CAY
BAHAMAS, CARIBBEAN
USD 11,900,000



JAMES ISLAND
BC, CANADA
PRICE UPON REQUEST



CASCO BAY ISLAND
MAINE, USA/NB, CANADA
CAD 1,400,000



NARARA ISLAND
FIJI, SOUTH PACIFIC
PRICE UPON REQUEST



DUMANPALIT ISLAND
PHILIPPINES, ASIA
USD 3,400,000



LEAF CAY
BAHAMAS, CARIBBEAN
USD 8,500,000

